



**CHARLOTTE
PLACE BRISTOL**

**FULLY FITTED OFFICES AVAILABLE TO LET FROM 2,913- 8,831 SQ FT
WITH SECURE CAR PARKING AND CYCLE STORE
QUEEN CHARLOTTE STREET, BRISTOL BS1 4EX**

A BUILDING WIDE REFURBISHMENT WAS CARRIED OUT IN SUMMER 2019 AND MORE RECENTLY IMPROVEMENTS TO THE COMMON AREAS TO PROVIDE CONTEMPORARY ACCOMMODATION ACROSS GROUND AND 5 UPPER FLOORS.

The building is located between Queen Square and Baldwin Street on Queen Charlotte Street, surrounded by a wealth of amenity such as St Nicholas Market, Corn Street and The Harbourside.

16 Minute Walk to Bristol Temple Meads Station and Metro Bus Links available at either end of Baldwin Street.

Additional parking is available opposite via an NCP multi storey car park offering short and long term licence car parking.



CURRENT AVAILABILITY

Charlotte Place currently comprises of the following availability:

	SQ FT	SQ M
Fifth	2,913	272.85
Third	2,929	272.11
First	2,937	272.11
Total	5,842	542.74

- The 3rd & 5th floors are available providing 2,913 – 8,831 sq ft with car parking.
- The 3rd floor offers fully fitted contemporary office space with 38 x desks, large board room, comms rooms and fitted kitchen with white goods and breakout space.
- 1st & 5th floor available providing high quality CAT A accommodation with excellent natural lighting, exposed services and kitchen.



EXCELLENT
NATURAL LIGHT



SHOWER AND
CYCLE PROVISION



SUSPENDED
LED LIGHTING



FITTED OPTIONS
AVAILABLE



FULLY RAISED
ACCESS FLOOR



VRF AIR CONDITIONING
WITH EXPOSED
DUCT WORK



SECURE CAR
PARKING SPACES
AVAILABLE



EXPOSED
CONCRETE
SOFFIT CEILING



ESCOOTER AVAILABLE
ADJACENT TO THE
BUILDING



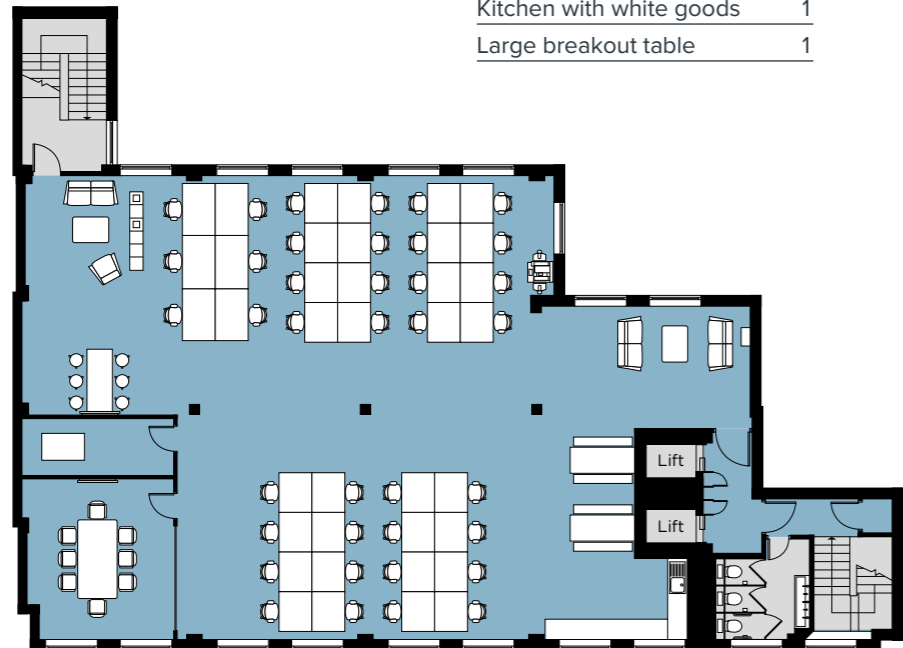
REFRESH OF
BUILDING
COMMON PARTS



3RD FLOOR FITTED

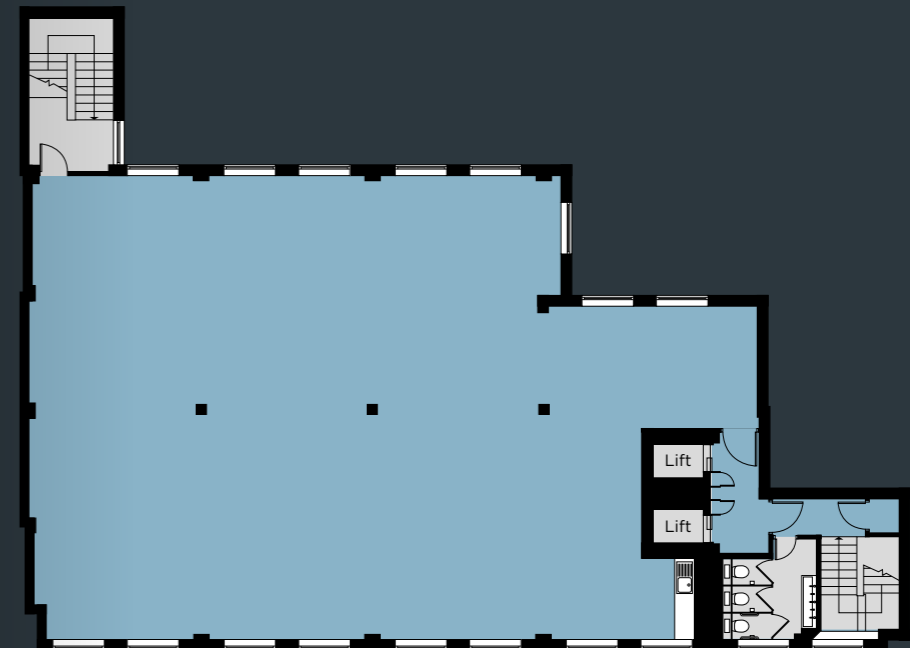
SPACE PLANNING

Work Stations	38
Board room	1
Server room	1
Kitchen with white goods	1
Large breakout table	1



1ST (2,937 SQ FT) & 5TH FLOOR (2,913 SQ FT) UNFITTED

Identical Floorplate for 1st & 5th





5th Floor

**CENTRALLY LOCATED ON
QUEEN CHARLOTTE STREET,
BETWEEN QUEEN SQUARE
AND BALDWIN STREET.**

- 01 CABOT CIRCUS / BROADMEAD
- 02 BRISTOL UNIVERSITY
- 03 PARK STREET / CLIFTON TRIANGLE
- 04 THE WATERFRONT / HARBOURSIDE
- 05 QUEEN SQUARE
- 06 TEMPLE MEADS STATION
- 07 M32 MOTORWAY
- 08 CASTLE PARK
- 09 BRISTOL BRIDGE
- 10 BALDWIN STREET
- 11 COLLEGE GREEN
- 12 ST NICHOLAS MARKET
- 13 BRISTOL BEACON
- 14 BRISTOL CITY CENTRE FERRY LANDING

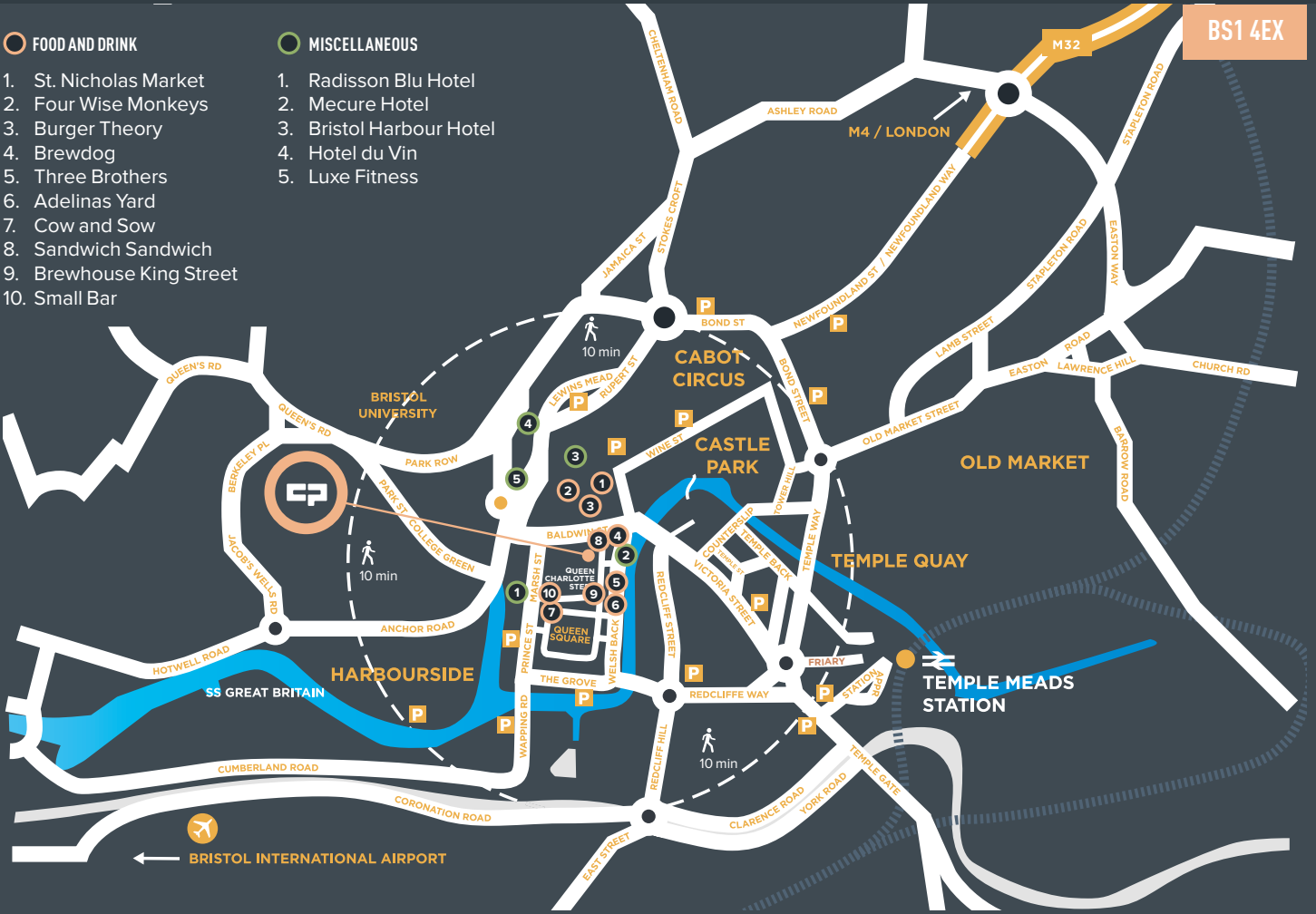


FOOD AND DRINK

1. St. Nicholas Market
2. Four Wise Monkeys
3. Burger Theory
4. Brewdog
5. Three Brothers
6. Adelines Yard
7. Cow and Sow
8. Sandwich Sandwich
9. Brewhouse King Street
10. Small Bar

MISCELLANEOUS

1. Radisson Blu Hotel
2. Mecure Hotel
3. Bristol Harbour Hotel
4. Hotel du Vin
5. Luxe Fitness



GET CONNECTED

The building is in close proximity to Bristol Bridge which links to Victoria Street and Bristol Temple Meads Station.



CBRE

TERMS

The office suites are available to let on a new lease direct from the Landlord for a term of years to be agreed.

Harry Allen
07807 999 440
Hrallen@savills.com

Alex Riddell
07920 467 117
alex.riddell@cbre.com

RENT & SERVICE CHARGE INFORMATION

Upon application to the joint agents.

Sam Williams
07811 762 491
sam.j.williams@savills.com

Alex Hayman
07827 252 847
alex.hayman@cbre.com

BUSINESS RATES

We recommend interested parties make their own enquiries directly to Bristol City Council.

EPC

EPC B49.

VIEWING & FURTHER INFORMATION

Please contact the joint sole agents.