

**TO LET
THREE STOREY CHARACTER OFFICE BUILDING**

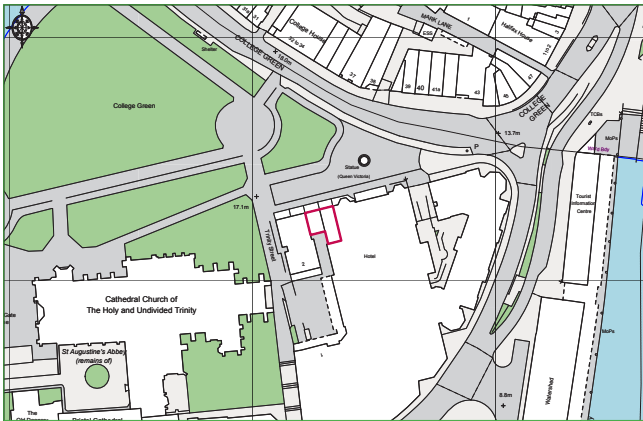
Extending to 272.98 sq m (2,938 sq ft)



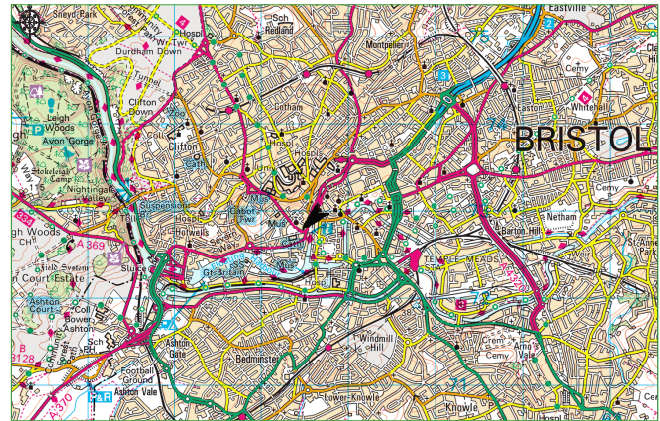
**4-5 College Green
Bristol
BS1 5TA**

Conveniently located on College Green, in the heart of Bristol City Centre

- **Grade II listed building situated within the Cathedral Square Conservation Area**
- **Video entry system**
- **Male, female & disabled WC's**
- **Three car parking spaces within the adjoining hotel undercroft car park**



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Location

The property is situated on College Green, in the heart of Bristol City Centre, near the intersection of Park Street and Anchor Road (A4).

The building sits adjacent to the Bristol Royal Marriot Hotel and fronts onto College Green. Bristol Harbourside is to the rear of the property, which incorporates museums, galleries, restaurants and bars, as well as the @Bristol science exhibition centre.

Bristol Temple Meads Train station is a 12-15 minute walk away along the historic Brunel Mile. There is ample car parking available in the Harbourside area offering approximately 550 car parking spaces. In addition, numerous bus routes operate along Anchor Way and from Broad Quay giving access to the whole of greater Bristol.

Description

The property comprises a three storey office building with a basement used for additional storage and access to the services. The building is Grade II listed and is situated within the College Green Conservation Area. The offices provide good quality accommodation with specification including:

- Carpet tiled floor
- Double glazed wooden sash windows
- Wall mounted radiators
- 'Chandelier' lighting and wall up-lights
- Video entry system
- Male, female & disabled WC's
- The offices benefit from three car parking spaces within the adjoining hotel undercroft car park.

Accommodation

We have measured the area in accordance with the RICS International Property Measurement Standards (IPMS 3) as follows:

Description

Ground Floor	83.65 sq m	900 sq ft
First Floor	93.81 sq m	1,010 sq ft
Second Floor	95.52 sq m	1,028 sq ft
Total NIA - Excluding basement of	272.98 sq m	2,938 sq ft
28.53 sq m (307 sq ft)		

Tenure

The offices are available to let on a new lease on terms to be agreed.

Planning

We understand that the property benefits from planning for B1 (Office) use. Interested parties are advised to verify with the planning department at Bristol City Council.

Services

We understand that all mains services are available at or to the property. Interested parties are advised to seek confirmation from the relevant utility provider.

Terms/Price

All terms and quoting rents available on application to the agents.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party to be responsible for their own costs incurred in any transaction.

Viewing

By Appointment through sole agents, Gerald Eve LLP.

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