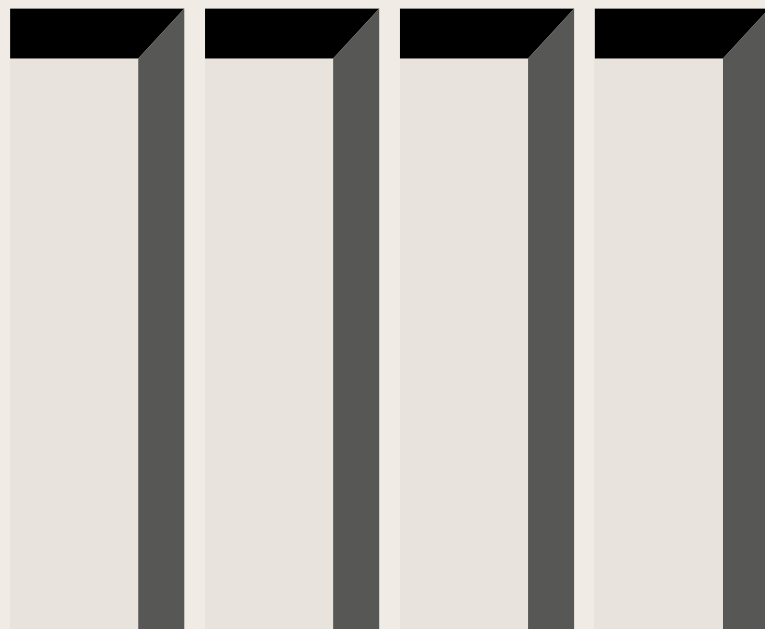
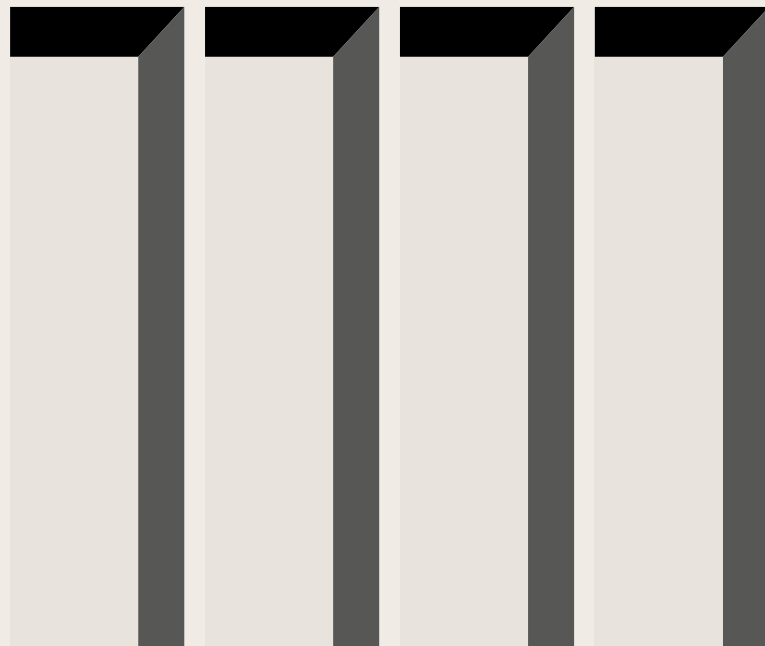
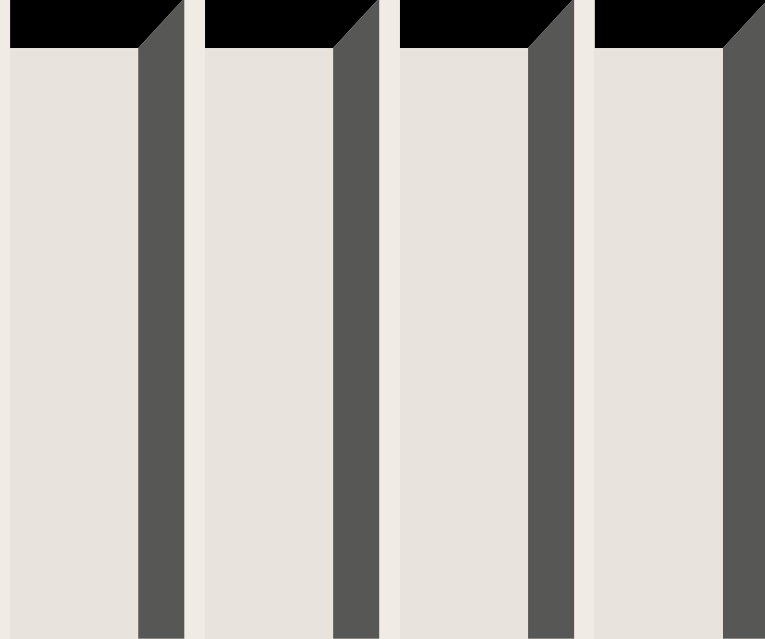


33  
BRISTOL



# THE BUILDING

THE BATH STONE ART DECO FAÇADE OF 33 BRISTOL BELIES AN INDUSTRIOUS SPACE IDEAL FOR CREATIVE COMPANIES.

33 Bristol has been fully refurbished to offer high quality office accommodation.

The reception has been reinvigorated to create a bright and airy arrivals space that welcomes users to the building with a concierge service.

The Ground Floor suite is now available offering an opportunity to acquire a tech style fit-out, complete with meeting rooms and a kitchenette. This is a rare opportunity to acquire a prominent self-contained unit, fully fitted and ready to 'plug & play'.









# YOUR OFFICE

THE GROUND FLOOR OFFERS AN OCCUPIER THE OPPORTUNITY TO SECURE MODERN, OPEN PLAN, OFFICE SPACE BENEFITING FROM EXCELLENT NATURAL LIGHT AND A HIGH QUALITY SPECIFICATION.

The available space offers a creative style fit out across the ground floor and mezzanine including 16 desks, 4 meeting rooms, a kitchenette and a WC.

- / Fully fitted space
- / Prominent frontage
- / Own front door
- / New air conditioning
- / New LED lighting
- / Exposed services finish

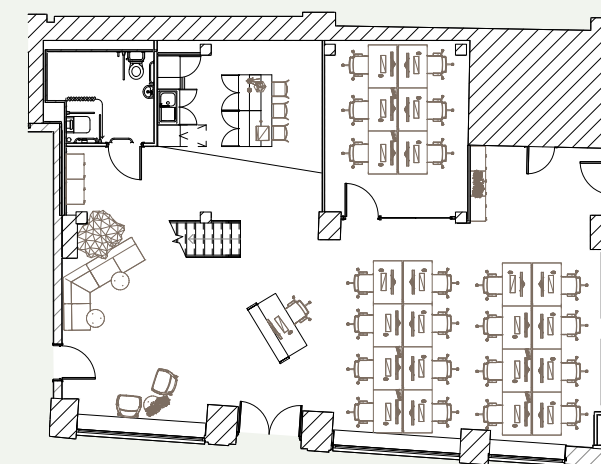
SCHEDULE OF AREAS:	SQ FT	SQ M	CAR SPACES
GROUND FLOOR (INCLUDING MEZZANINE)	2,175	202	1

Areas provided are on an NIA basis

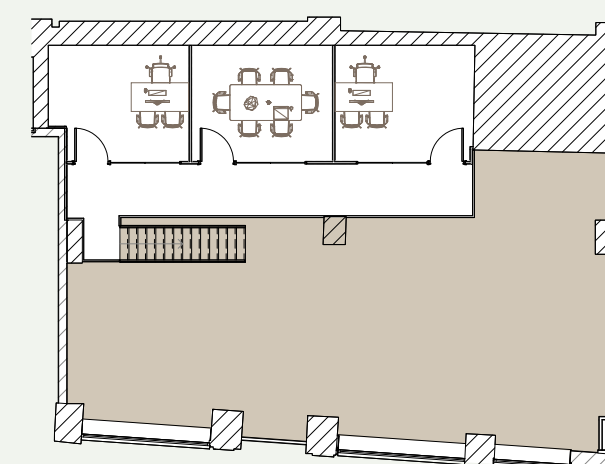


GROUND FLOOR (INCLUDING MEZZANINE)  
2,175 SQ FT

Ground Floor



Mezzanine Floor



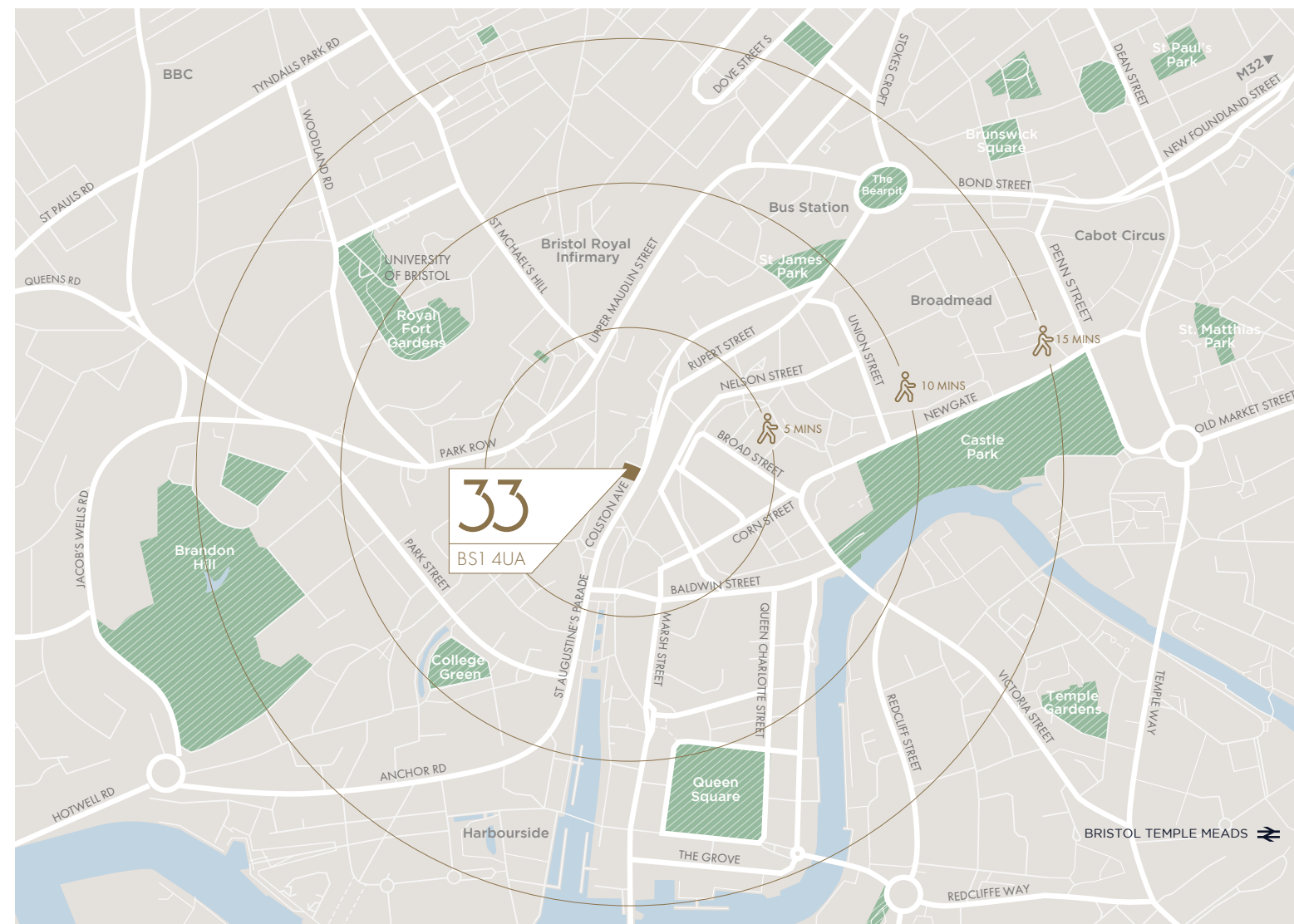


# THE LOCATION

THE METROBUS HAS RADICALLY CHANGED CONNECTIVITY TO THIS AREA VIA PUBLIC TRANSPORT, BRINGING WITH IT BETTER SERVED PEDESTRIAN AND CYCLE ROUTES AROUND THE CITY.



As a newly redesigned public space, Colston Avenue provides a stylish modern setting for 33 Bristol and has given the area a major shot of vitality. This in turn has attracted major media organisations to locate themselves in the vicinity, including Immediate Media (whose 40,000 sq ft headquarters now houses 500 staff) and Netflix. With Corn Street and St Nicholas Market on the doorstep, there is a great choice of cafes, bars and restaurants on offer and the area continues to attract exciting businesses.



# GREAT CONNECTIONS CENTRALLY LOCATED BUSTLING WITH AMENITIES



CAR

Cardiff	55 mins
Reading	1 hour 24 mins
Exeter	1 hour 35 mins
Birmingham	1 hour 42 mins
Southampton	1 hour 54 mins
London	2 hours 6 mins
Manchester	3 hours 11 mins
Leeds	3 hours 31 mins



WALKING

Harbourside	6 mins
Corn St & St Nicholas' Market	7 mins
Bristol Old Vic & King Street	7 mins
Central Bus Station	7 mins
Park Street & Queens Road	9 mins
Cabot Circus	13 mins
Temple Meads	17 mins



RAIL

Cardiff	49 mins
Exeter	56 mins
Reading	1 hour 6 mins
Birmingham	1 hour 21 mins
London	1 hour 37 mins
Southampton	1 hour 41 mins
Manchester	2 hours 58 mins
Leeds	3 hours 30 mins





## TERMS

A new effectively full repairing and insuring lease, by way of a service charge, is available direct from the landlord.

## RENT

On application.

## EPC

EPC Rating C.

## VAT

We understand that the building is elected for VAT and therefore VAT is payable on all prices.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING

By appointment only with retained agents.

WWW.33BRISTOL.CO.UK



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#### Disclaimer

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