

Prominent ground floor commercial unit in the heart of Finzels Reach *to let*



HAWKINS
& GEORGE

BRISTOL BS1 6WQ

Retail, restaurant or leisure opportunity in a new mixed use development in Bristol city centre

Unit 3 – 1,417 sq ft (131.67 sq m) GIA

grainger

The heart of Bristol city centre



Finzels Reach is a vibrant and bustling neighbourhood in central Bristol with a mix of independent bars, cafes and restaurants together with a 168-bed Premier Inn hotel and a number of 'Grade A' offices home to companies such as Channel 4, Barclays Wealth, and BDO.

Unit 3 sits on the ground floor of Grainger Plc's Hawkins & George development featuring 194 1 and 2-bed apartments.

Central Bristol currently has an estimated population of 22,000 with almost 80% being aged 16-39. We anticipate there to be over 30,000 people working in the vicinity.

Travel by car from Finzels Reach:

M32 Junction 3	9 mins
M4/M5 Interchange	16 mins
Bath	40 mins
Cardiff	1hr 15 mins
London	2hrs 25 mins

Travel by rail from Bristol Temple Meads:

Bristol Parkway	10 mins
Bath Spa	20 mins
Cardiff Central	51 mins
Exeter St Davids	1h 1 min
London Paddington	1hr 36 mins

Key office employers nearby include:

Channel 4
EY
TLT
Netflix
BBC

All travel times are from Google Maps

Within walking distance:

13 mins

Temple Meads
Railway Station

8 mins

Cabot Circus

10 mins

Queen Square

14 mins

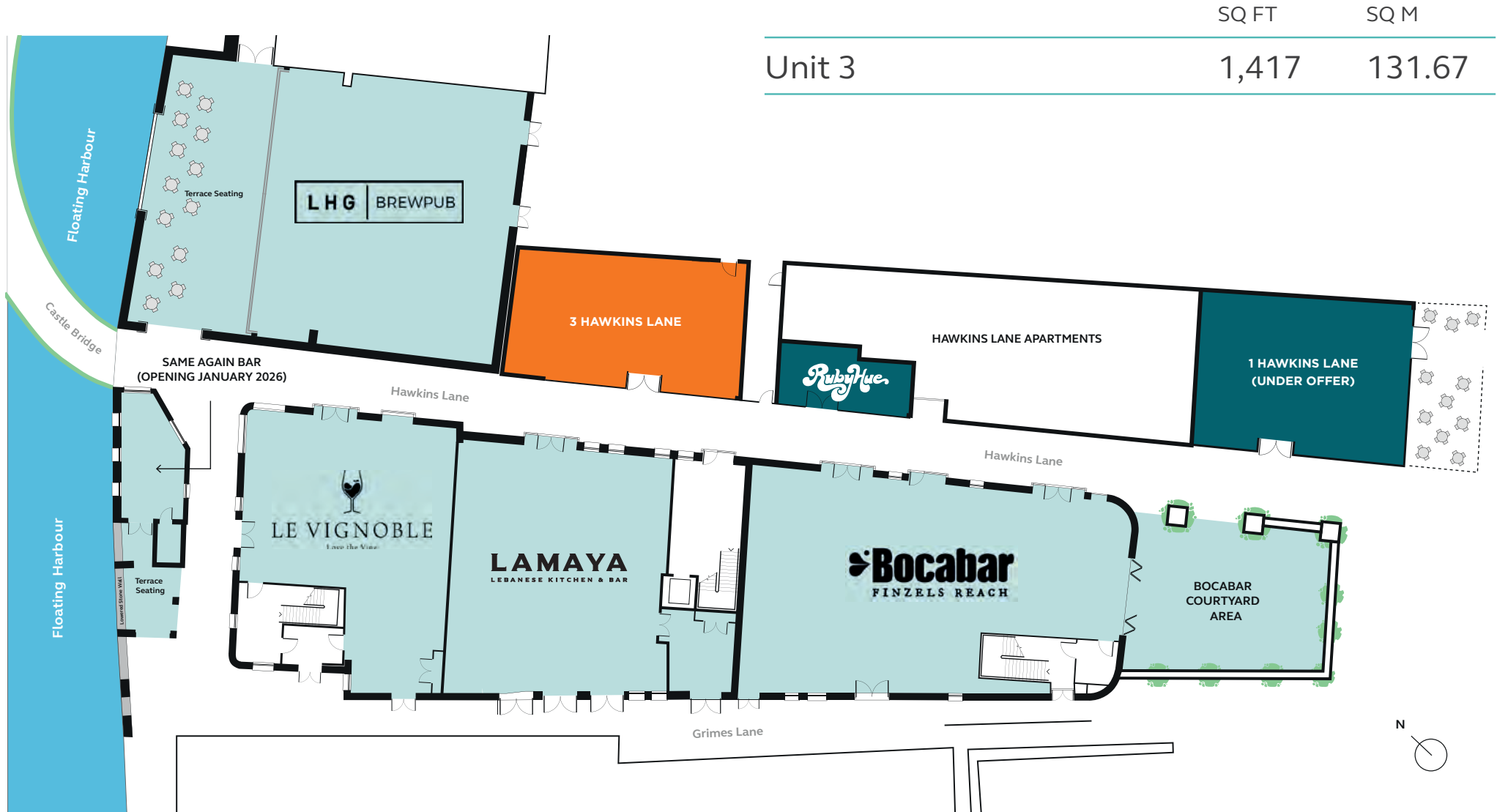
Habourside

16 mins

Park Street



Floor plan



Further information

Planning

The units benefit from Class E planning consent.

All interested parties should make their own enquiries to the Planning Department of Bristol City Council, T: 0117 922 3000.

Lease

The unit is available on new effective full repairing and insuring lease for a term to be agreed.

Quoting Rent

£35,425 pa (£25.00 per sq ft per annum exclusive).

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations.

Any occupier must satisfy themselves independently as to the state and condition of such items.

Business Rates

The unit has not yet been assessed for business rates.

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate (EPC)

EPC: B

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful tenant prior to instructing solicitors.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent.

We recommend that the prospective tenants establish the implications before entering in to any agreement.

Viewing arrangements

For further information or to arrange an inspection, please contact the agents:

alder king

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