

LAST SUITE  
REMAINING

# Prince House

BRISTOL

High quality modern open plan office in central Bristol  
3,637 sq ft (337.88 sq m)



## Location

Prince House is located in a prominent position on Prince Street adjacent to Queen Square in Bristol's commercial and financial district. The property enjoys excellent links to the inner city ring road and the M32 and national motorway network.

The property is approximately 0.5 miles or a short walk from both Temple Meads Railway Station and Broadmeads Shopping Centre. A wide variety of amenities such as bars, restaurants and shops are located nearby including the Bristol Harbourside.

Prince Street is a well-established part of the City Centre's office core and existing occupiers within this area include KPMG, Toshiba, Veale Wasborough Vizards and Just Eat.



## Description

Prince House is a high quality office building providing accommodation over a total of 5 floors together with secure ground floor parking.

The accommodation benefits from:-



8 person passenger lift



Comfort cooling



Suspended ceilings with LED lighting



Double glazed openable windows



Full intercom entry system



WC facilities



Showers



Cycle parking

## Accommodation

AREA	SQ FT	SQ M
Third	3,637	337.88

Building measured in accordance with NIA.



## Car Parking

The property benefits from secure ground floor car parking at an allocation of 2 spaces per floor. Pay and display on street parking is readily available on Prince Street, Queen Square and within the NCP directly opposite.

## Planning

We understand that the accommodation has planning consent for Class E office accommodation but all interested parties should make their own enquiries to the Planning Department of Bristol City Council. Tel: 0117 922 2000 or [www.bristol.gov.uk](http://www.bristol.gov.uk).

## Terms

The accommodation is offered by way of a new full repairing and insuring service charge lease for a term of years to be agreed.

## Rent

Upon application.

## Legal Costs

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

## EPC

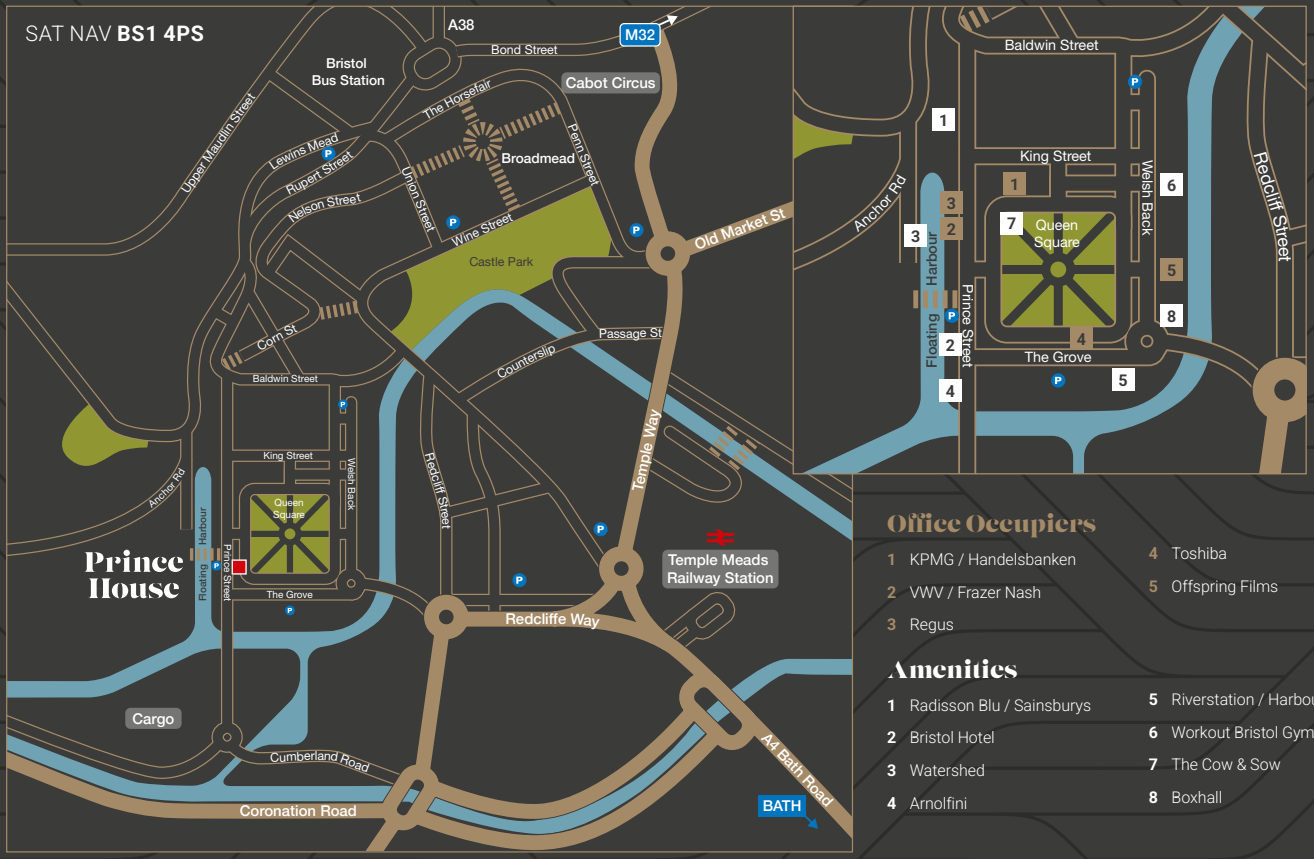
EPC C (68).

## 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 into any agreement.

## Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements.



**Office Occupiers**

- |                        |                   |
|------------------------|-------------------|
| 1 KPMG / Handelsbanken | 4 Toshiba         |
| 2 VVV / Frazer Nash    | 5 Offspring Films |
| 3 Regus                |                   |

**Amenities**

- |                             |                                |
|-----------------------------|--------------------------------|
| 1 Radisson Blu / Sainsburys | 5 Riverstation / Harbour House |
| 2 Bristol Hotel             | 6 Workout Bristol Gym          |
| 3 Watershed                 | 7 The Cow & Sow                |
| 4 Arnolfini                 | 8 Boxhall                      |

**Viewing**

For further information or to arrange an inspection, please contact the agent.

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. C&W/AK Hollister HD2555 10/25