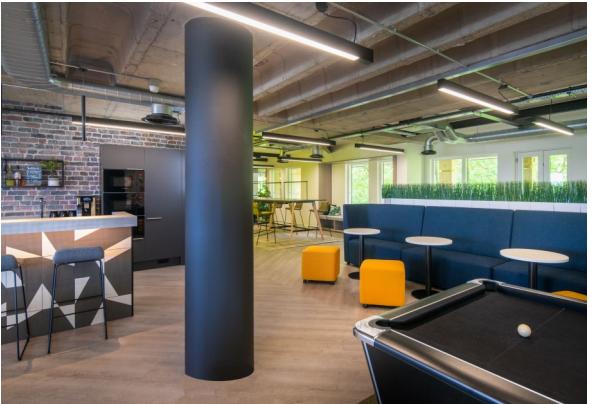


# OFFICES

# 31 GREAT GEORGE STREET EXCITING OFFICE OPPORTUNITY AT



## TO LET

**6TH FLOOR, 31 GREAT GEORGE STREET, BRISTOL,  
BS1 5QD**

**APPROXIMATELY – 4,295 SQ FT (399 SQ M)**

- **Grade-A office space**
- **Available now.**

### LOCATION

31 Great George Street is located at the top of Great George Street. The building is adjacent to Brandon Hill, close to Clifton, the city centre and harbourside. There are a range of cafes, restaurants and bars within easy walking distance on Park Street and all city centre amenities and public transport links are close by.

Other occupiers in the building include JLL and University of Bristol.

### CONTACT

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### IMPORTANT INFORMATION

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**Carter  
Jonas**

# 31 GREAT GEORGE STREET, SIXTH FLOOR

## DESCRIPTION

This office space in a fabulous location provides open-plan accommodation with 24 hour access, providing flexible Grade A space for occupiers.

The modern refurbished office offers work space of the highest standard, currently fitted out with 40 desks, two meeting rooms and various hotdesking spaces as well as ample breakout space.

The tenant will be allocated 4 onsite parking spaces.

## ACCOMMODATION

The following net internal areas are estimated:

Sixth Floor: 4,295 sq ft 339 sq m.

## SERVICE CHARGE

There is a service charge applicable, details available upon request.

## BUSINESS RATES

The tenant will be responsible for the payment of business rates. The accommodation has a Rateable Value of £73,000.

## LEASE

The accommodation is held on a full repairing and insuring lease for 10 years with a tenant only break option on 5th January 2027, subject to 6 months prior written notice.

## RENT

The current passing rental is £139,587 per annum, reflecting £32.50 per sq ft subject to a rent review on the fifth anniversary.

## TERMS

The accommodation is offered by way of an assignment, or a new sublease, and outside of the security of tenure provisions of the 1954 Landlord and Tenant Act part II.

## VAT

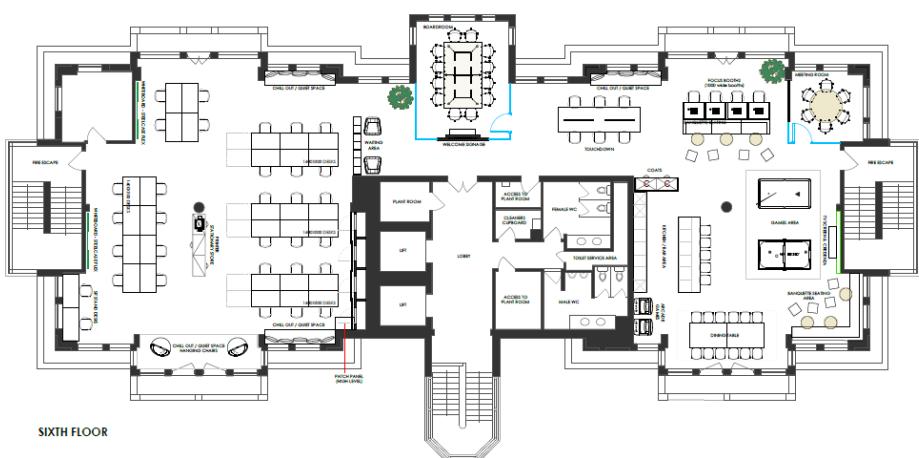
All terms quoted are exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

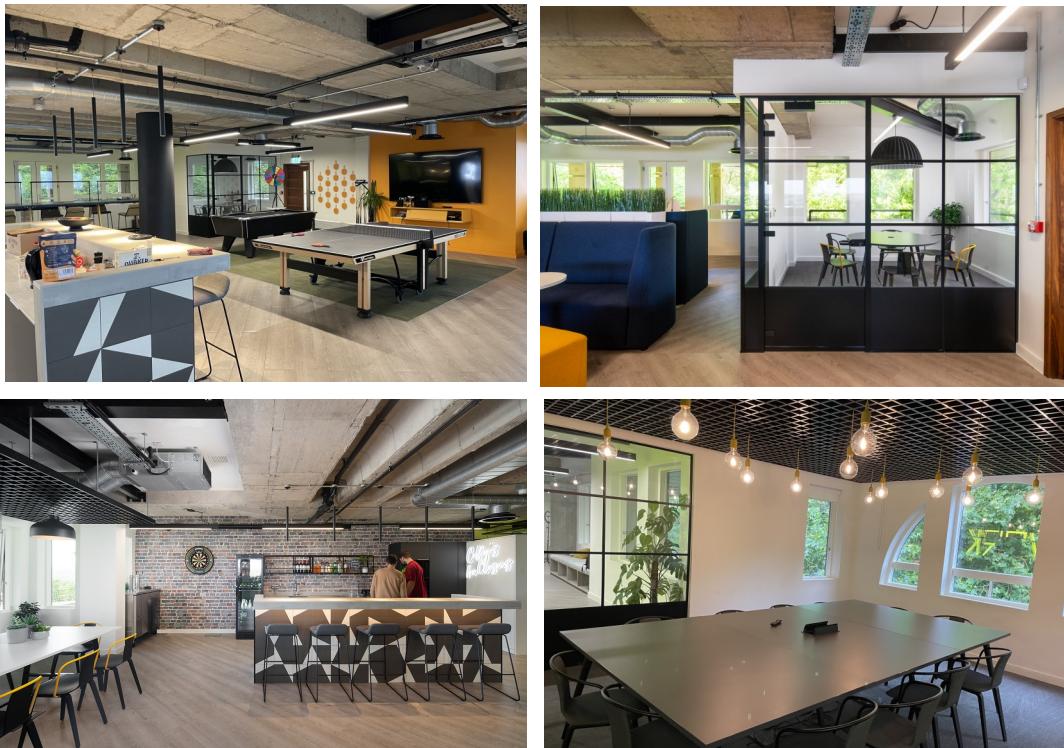
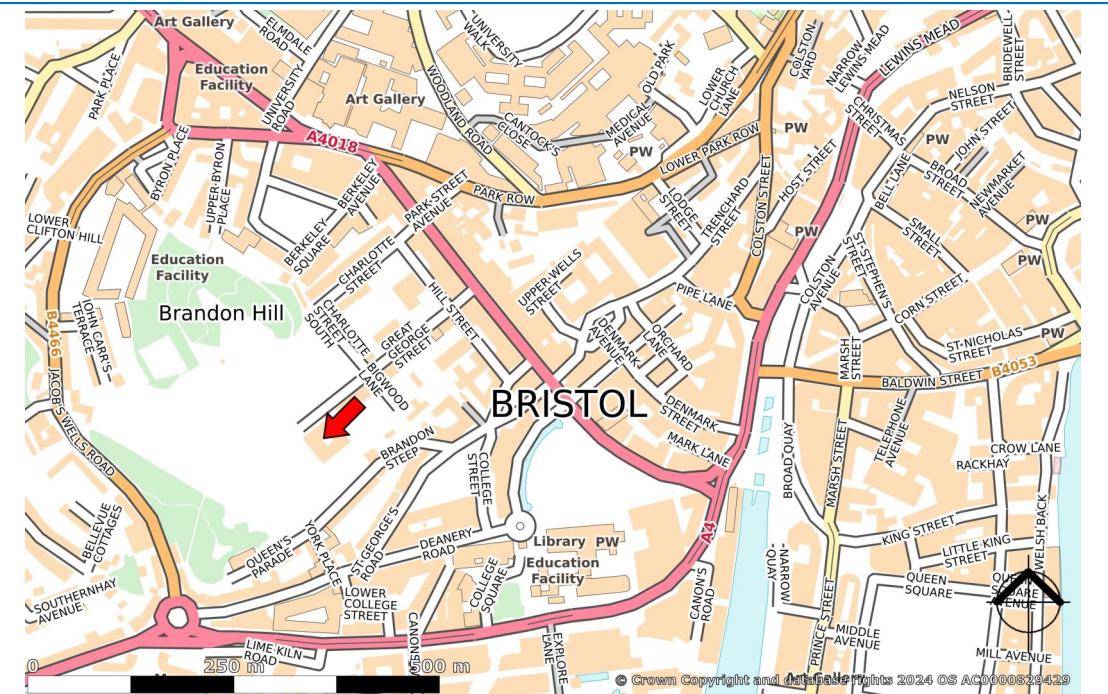
The building has an EPC rating of C 54.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction. The ingoing tenant may be required to contribute to the landlords legal and surveyors costs to approve any transactions.



# 31 GREAT GEORGE STREET



**SUBJECT TO CONTRACT** **September 2024**

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**Carter  
Jonas**