

# FOR SALE

# Carter Jonas



**6 Unity Street  
Bristol  
BS1 5HH**

**FREEHOLD GRADE II LISTED OFFICE BUILDING**

- Approximately 4,035 sq ft (374.57 sqm)
- 2 Garage Parking Spaces

## LOCATION

6 Unity Street is prominently positioned on the northern side of Unity Street close to it's junction with Denmark Avenue. There is rear access to the building from Frogmore Street.

The Property is located in the historic heart of Bristol city centre close to retail and leisure positions in Park Street and Queens Road and within easy walking distance of Trenchard Street multi storey car park and City Hall on nearby College Green.

## DESCRIPTION

The Property comprises a mid terrace heritage office building with accommodation on basement, ground and three upper floors.

The building has painted masonry elevations supporting a pitched roof clad in tiles. Windows comprise wooden sash single glazed units. The building has gas-fired central heating.

## ACCOMMODATION

The premises incorporate the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq Ft	Sq M
Basement Ancillary	994	92
Ground Floor Offices	1,030	95.69
Ground Floor Ancillary	35	3.24
First Floor Offices	913	84.82
First Floor Ancillary	35	3.24
Second Floor Offices	552	51.31
Third Floor Offices	439	40.8
<b>Total</b>	<b>4,035</b>	<b>374.57</b>

## IMPORTANT INFORMATION

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## PARKING

The building has 2 garage spaces accessed from Frogmore Street.

## BUSINESS RATES

Rated as 'Offices and Premises'.  
Rateable Value: £32,500.

## PLANNING

The building has been in use as offices. The property is Grade II listed and within the College Green Conservation Area.

## TENURE

Freehold.

## PRICE

Offers are invited in excess of £950,000 subject to contract.

## EPC

Energy Performance Certificate information is available to interested parties upon application.

## VAT

All terms quoted are exclusive of VAT where applicable.

## FURTHER INFORMATION

For further information contact the sole agents;

Carter Jonas, St Catherine's Court, Berkeley Place,  
Bristol, BS8 1BQ

Contact: Andrew Hardwick

Mob: 07771 820053

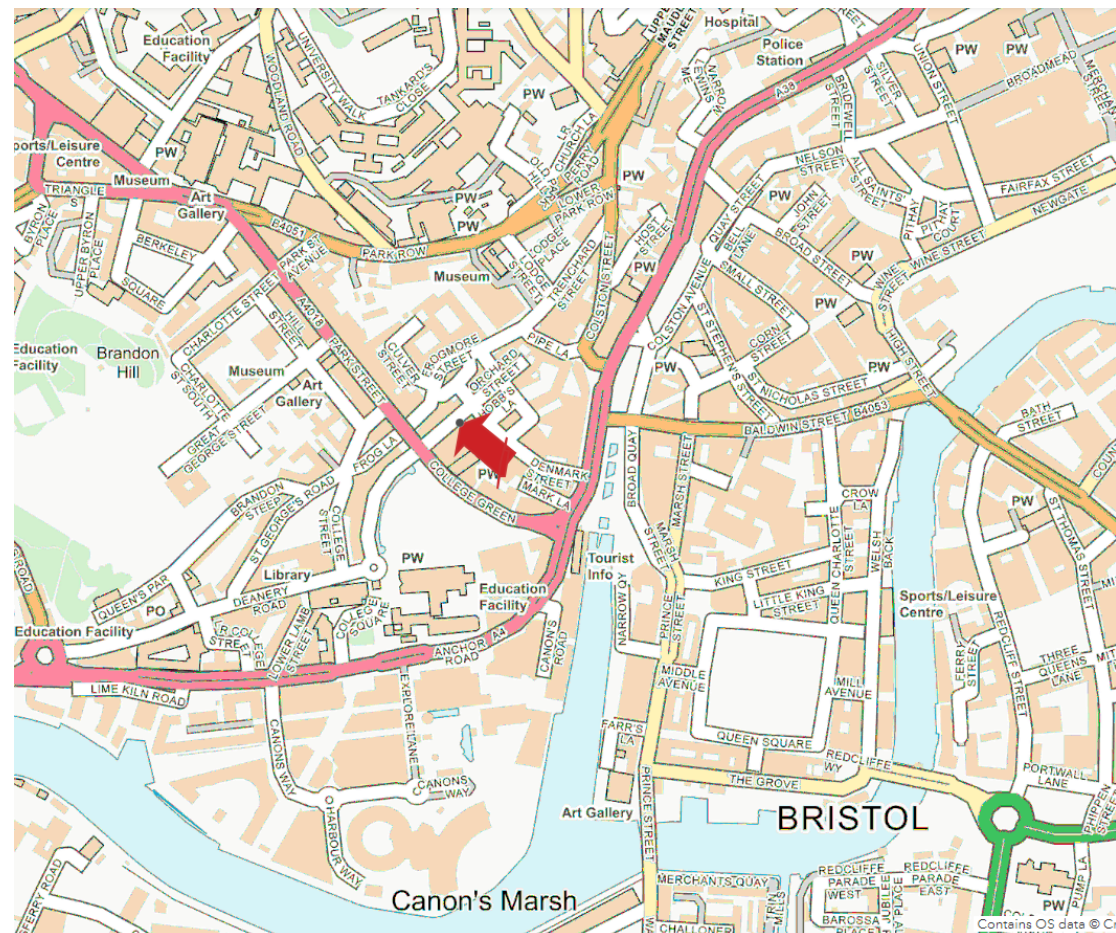
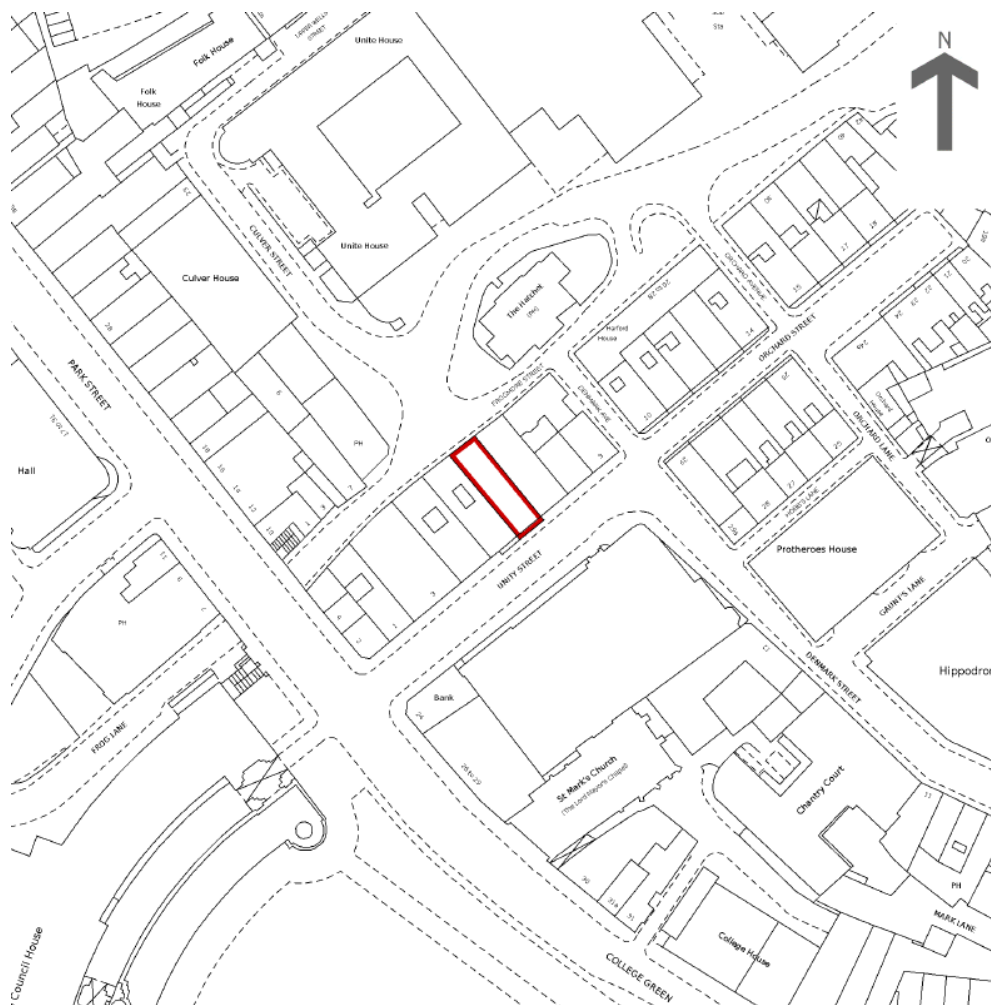
Email: [andrew.hardwick@carterjonas.co.uk](mailto:andrew.hardwick@carterjonas.co.uk)



**SUBJECT TO CONTRACT**

# Carter Jonas





## FURTHER INFORMATION

Should you require further information please contact:

**carterjonas.co.uk**

**Andrew Hardwick**

Tel 0117 363 5699 Mob 07771 820053

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