

**TO LET**

# ALBION CHAMBERS

North Block, Broad Street, Bristol, BS1 1DR

Historic city centre office accommodation arranged over three floor, within a contained building. Options from 654 – 2,263 sq ft net approx.



# Location

Albion Chambers is situated between Broad Street and Small Street, in the heart of the historic city centre of Bristol. The immediate vicinity is teeming with a wide range of amenities, including restaurants, pubs, bars, hotels and independent coffee shops.

The property is also located just around the corner from St Nicolas Market, which is home to Bristol's farmers market and street food scene.

The building is approx. 10 minutes walk from Bristol Temple Meads Station and within only 5 minutes of the city's retail hub of Cabot Circus and Broadmead shopping centre.



**Cabot Circus**



**5 mins walk**

**M32**



**1 mile**

**Temple Meads**



**10 mins walk**

# Accommodation

## Description

This historic self-contained building has had a comprehensive refurbishment to provide good quality flexible office accommodation. The properties benefit from new LED lighting, kitchens, WC's and breakout facilities.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Approx. Net Internal Areas

Area – North Block	Sq ft	Sq m
Ground Floor	654	60.78
First Floor	769	71.42
Second Floor	840	78.03
<b>TOTAL</b>	<b>2,263</b>	<b>210.23</b>

### Offices



### Electric Heating



### WC facilities



### LED lighting



### Kitchenette



# Planning | Rates | EPC | Terms

## Planning

We are advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

[www.bristol.gov.uk](http://www.bristol.gov.uk)

## 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.. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Terms

The accommodation is available as a whole or in parts, by way of a new flexible full repairing service charge lease for a term of years to be agreed.

## Rent

Quoting a rent of £27.50 per sq ft per annum exclusive.

## Legal Costs

Each party is to be responsible for their own legal costs.

## 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 financial status.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

Prospective tenants will be required to provide appropriate AML documentation once terms are agreed.

# Viewing Arrangements

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



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**AK Ref:** SP/TD/96785

**Date:** Feb 2024

**Subject to Contract**

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### 2. Misrepresentation Act 1967

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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



