



NEWMINSTER
HOUSE

REFURBISHED OPEN PLAN OFFICES TO LET

27 - 29 Baldwin Street, Bristol, BS1 1LT



Description

Newminster House offers refurbished open plan office space with excellent natural light levels throughout.

The seven-storey building occupies a high profile location in the heart of the city, ideal for a variety of businesses including recruitment or professional services.

The building benefits from comfort cooling, central heating and a mix of perimeter and under floor trunking, suspended ceilings and inset LG3 lighting.

Specification

Amenities Include:

- On site commissionaire
- Comfort cooling
- Modern spacious reception area
- Passenger lift
- Male, female & disabled WC facilities
- Under floor & perimeter trunking
- Bike storage & showers
- 1Gbit fibre optic broadband
- On-site cafe facility

Managed option

A turn-key option is available on all-inclusive terms - just sign up a short form agreement for an office that's already fitted out and furnished to your requirements, with 'ready to go' super-fast broadband connections and state of the art telephony.

Rental

Details on application to the agents.

Availability

Please enquire of current and forthcoming availability.

Energy Performance Certificate

EPC rating 59 - Band C.

Terms

The suites are offered on the basis of new Full Repairing and Insuring leases for a term of years to be agreed.

VAT

All rents and other figures quoted are exclusive of VAT, which is applicable.

Legal Costs

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

Fibre Optic Connectivity

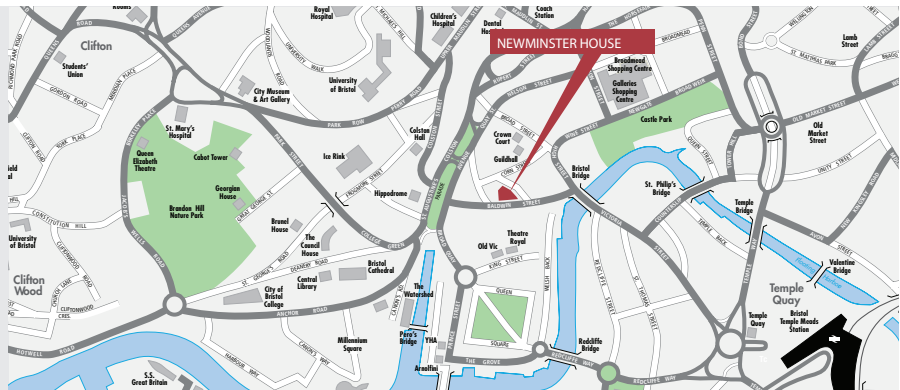
Internet services are available in increments of 5Mbits from an existing 1Gbit lease line.

Business Rates

Interested parties should make their own enquiries of the Local Authority in order to verify the rates liability.

Location

Prominently situated in the heart of Bristol city centre on the corner of Baldwin Street and St. Stephen's Street, Newminster House benefits from convenient access to a variety of retail, restaurant and leisure facilities as well as public car parking and public transport, including Temple Meads railway station.



Further Information



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