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## To Let

Ground Floor Suite, Ninety Victoria Street, Bristol BS1 6DX.

Fully Fitted Office Accommodation

- 5,076 sq ft (470.71 sqm)
- Fully fitted ground floor suite with 48 desks.
- Newly refurbished reception and best-in-class end of journey facilities.

0117 945 8814

Assembly Building B, Cheese Lane, Bristol. BS2 0JJ.

### Location

Victoria Street is an unrivalled location connecting Temple Meads with the city centre. Ninety Victoria Street holds a prominent position on the road and benefits from excellent transport connections being just a few minutes' walk from Temple Meads Station, which provides direct routes to London and most UK regional cities.

Victoria Street is also located approximately 5 miles from the M4 and M5 motorway intersection.

The immediate area provides excellent amenities including the Press Café (EQ), Novotel Hotel, Pasture and many others leisure and hospitality venues, alongside a growing mix of occupiers.

### Description

The ground floor suite is about to be refurbished to provide a fully fitted suite with 48 desks, 3 meeting rooms, a modern kitchen area and breakout spaces.

The building is currently undergoing refurbishment which, when complete, will provide:

- A new dedicated cycle storage hub
- New end-of-journey shower and changing facilities with drying lockers
- A fully refurbished entrance and reception area
- EV charging points for cars and bikes

### Accommodation

We have been provided with the following areas:

Floor Area	Sq. Ft.	Sq. M.
Ground Floor	5,076	471.58
<b>Total</b>	<b>5,076</b>	<b>471</b>

### Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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### Parking

3 designated onsite car parking spaces.

### Terms

The accommodation is available by way of an effective full repairing and insuring lease direct from the Landlord on flexible terms to be agreed.

### EPC

Available upon request.

### Legal Costs

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

### Anti Money Laundering

Upon Agreement of Heads of Terms, the intended lessee will be required to provide the usual information to satisfy Anti Money Laundering requirements.

### Viewing

Viewing is strictly by prior appointment with the agents. Please contact:

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