

# 5<sup>th</sup> FLOOR, PRINCE HOUSE

43-51 PRINCE STREET, BRISTOL, BS1 4PS

**OFFICES TO LET  
3,671 SQ FT**

- OPEN PLAN REFURBISHED OFFICES
- 3 CAR PARKING SPACES
- ON SITE COMMISSIONAIRE

For more information, contact:

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[www.cbre.co.uk](http://www.cbre.co.uk)



## LOCATION

Prince House is located on Prince Street in Bristol city centre opposite the Bristol Hotel (formerly known as Jurys) and the adjacent NCP car park. The property is located close to Queen Square, The Arnolfini, the Floating Harbour and the Harbourside leisure facilities. Temple Meads Railway Station and Cabot Circus are both within approximately 10 minutes walk of the property.

## DESCRIPTION

Prince House comprises a modern office building providing reception and car parking at ground floor with 5 floors of offices above. There is an on site commissionaire together with passenger lift and hoist servicing all floors. The available accommodation is situated on the 5<sup>th</sup> floor and has been refurbished to benefit from: -

- Suspended ceilings with category 2 type lighting
- Perimeter trunking
- Double glazed opening windows
- Gas fired central heating
- Male and female WC accommodation on alternate floors
- Capped services for kitchen facility.

## ACCOMMODATION

The accommodation has been measured on a net internal basis to comprise approximately 3,671 sq ft. 3 car parking spaces are offered with the demise within the secure ground floor car park

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### TENURE

The accommodation is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

### RENT

On application.

### BUSINESS RATES

We are informed that the accommodation has a current rateable value of £41,250 per annum. Interested parties are advised to make their own enquiries to the local Planning Authority.

### SERVICE CHARGE

Service charge is payable in respect to the demise with further details available on request.

**SUBJECT TO CONTRACT  
October 2010**

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