

PRELIMINARY DETAILS



OFFICE BUILDING

ALL ENQUIRIES

9-10 KING STREET, BRISTOL, BS1 4EQ

APPROXIMATELY 2,529 SQ FT (234 SQ M)

LOCATION

Historic King Street, is in the heart of Bristol city centre and is close to the city's vibrant waterfront. The location benefits from good access to public transport including a short walk to Bristol Temple Meads railway station and is in close proximity to major bus routes. The immediate surrounding area includes the Old Vic Theatre located directly opposite and other food, beverage and night-time sector outlets.

DESCRIPTION

The property comprises a three-storey office building with an additional basement level.

BUSINESS RATES

The ground and first floor of the property is rated as "Offices and premises with a Rateable Value of £8,300." The second floor of the property is rated as "Offices and premises with a Rateable Value of £6,000".

LEGAL COSTS

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

CONTACT

Carter Jonas LLP

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

carterjonas.co.uk/commercial

Andrew Hardwick

Partner

0117 922 1222 | 07771 820053

andrew.hardwick@carterjonas.co.uk

Olivia Nock

Graduate Surveyor

0117 922 1222 | 07989 148 754

olivia.nock@carterjonas.co.uk

IMPORTANT INFORMATION

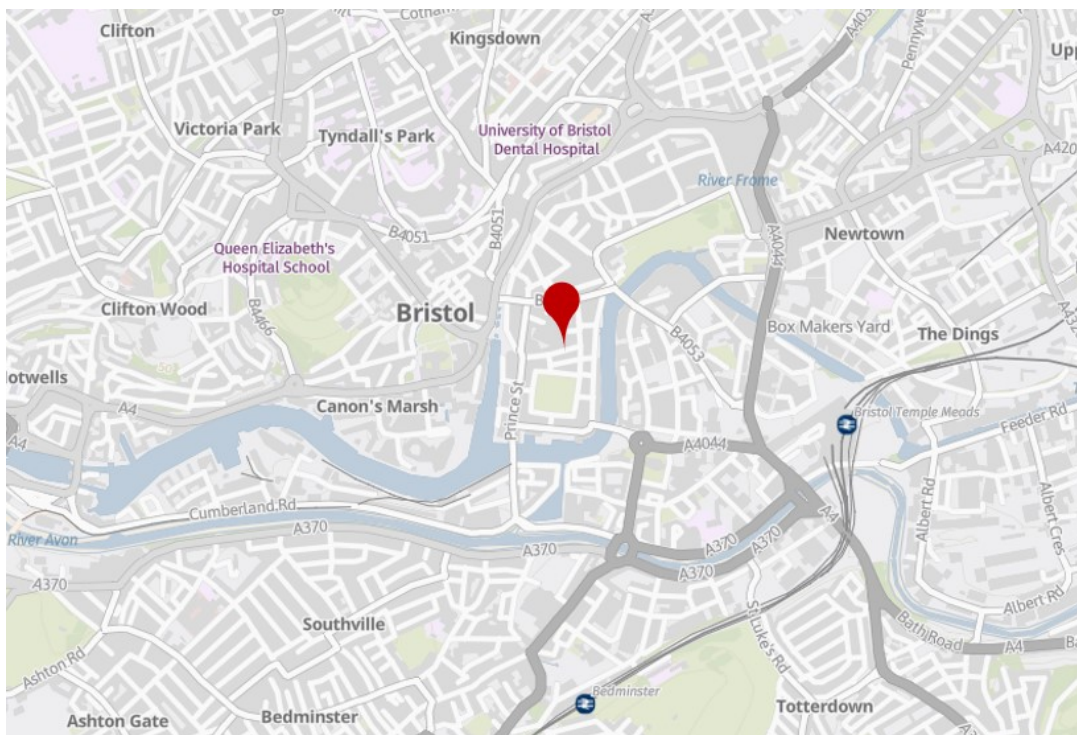
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ACCOMMODATION

The approximate net internal areas are as follows:

Basement	565 Sq ft	52.49 Sq m
Ground Floor	658 Sq ft	61.13 Sq m
First Floor	689 Sq ft	64.01 Sq m
Second Floor	562 Sq ft	52.21 Sq m
Kitchen	55 Sq ft	5.11 Sq m
Total:	2,529 Sq ft	234.95 Sq m



SUBJECT TO CONTRACT November 2022

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