

**TO LET**  
Bristol



## **Part 4th Floor, Hartwell House**

- 2,161 sq ft (approx.)
- High Profile and Prominent
- Modern Air Conditioned Open Plan Offices
- Double Height Reception and Entrance
- One Car Parking space
- Short term lease available
- Close to Temple Meads Station
- Surrounded by local amenities, bars and restaurants

# TO LET Bristol

## Hartwell House, Victoria Street, Bristol BS1 6AD



### Description

Hartwell House is situated on Victoria Street, a main thoroughfare through the city centre to Temple Meads Station and the inner ring road to the south, with Finzels Reach and Cabot Circus to the North. Local amenities are in abundance with Friska, Tesco, Pret a Manger, Premier Inn, Street Markets, and many more within short walking distance.

A landmark building, the five storey office is high profile and has predominately glazed elevations providing good natural light to the open plan flexible office space inside.

A double storey impressive entrance and reception has recently been remodelled and refurbished providing a warm welcome to visitors and staff alike.

### Specification

- Four pipe fan coil air conditioning
- Full access raised floor with a clear void of 150mm
- Clear floor to ceiling height of 2.7m
- Newly refurbished and imposing double height reception area
- Remodelled common parts & WC's
- Showers
- One car parking space
- Bike racks
- Natural light with well configured floor plate

### Accommodation

Floor	Details	Min Size	Max Size	Status
Part 4th Floor	Offices	2,161 sq ft	2,161 sq ft	Immediately available

### Availability

Leasehold

### Legal Costs

Each party to bear their own legal costs.

### Lease Information & Charges

Available From	Tenure	For rent / price
Immediately	Leasehold	£22.50 / sq ft / pa
Rateable Value	Service Charges	
On application	On application	

### Contact Information

For further information or to view the property please contact:

**Phil Morton MRICS**

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### Energy Rating

TBA

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