

**TO LET**

# 1 GEORGES SQUARE

## BRISTOL BS1 6BP

**Fronting onto the floating harbour, 1 Georges Square is located in the heart of Bristol City Centre.**

Adjacent to the Finzel's Reach development, there are ample amenities including bars, restaurants, and a Premier Inn hotel. Bristol Temple Meads train station is within a 10 minute walk, and Cabot Circus shopping centre is close by accessed via Castle Bridge footbridge.

The property is currently undergoing comprehensive refurbishment and will be available either as whole or on a floor by floor basis for term until August 2038.

### KEY FEATURES

- High quality ground floor reception area
- Central lightwell
- Shower facilities with lockers
- LED lighting
- Cycle parking
- 26 internal and external parking spaces
- Three 13-person passenger lifts
- Target EPC A
- Target WELL Platinum
- Cat A+ and Cat B options
- Exposed soffit finish
- Raised access floors
- Water sourced 4 pipe fan coil air conditioning

Floor	Sq Ft	Sq M
Fifth Floor	11,980	1,113
Fourth Floor	12,120	1,125.9
Third Floor	13,896	1,290.9
Second Floor	13,950	1,295.9
First Floor	13,737	1,276.2
Total	65,683	6,101.9



### FOR ADDITIONAL INFORMATION

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## AVAILABILITY

Available either whole or on a floor by floor basis until 2038.

## SUSTAINABILITY

Target EPC rating is A and WELL Platinum.

## RATES

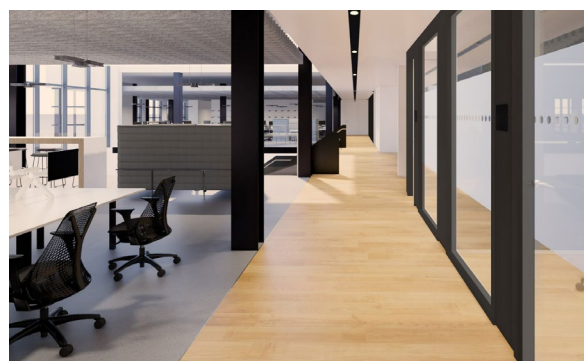
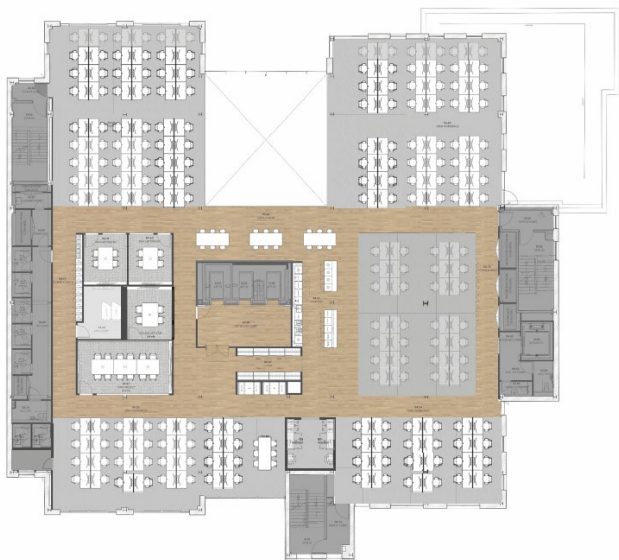
Business rates are to be assessed after refurbishment works are completed. Interested parties are advised to make their own enquiries with the Local Authority.

## LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT.



All images are for illustrative purposes only.

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