



PROPERTY SUMMARY

Address	The Quorum Bond Street Bristol BS1 3AE
Location	Within walking distance of Cabot Circus shopping centre and Temple Meads railway station. Positioned at the junction of Bond Street and Old Market.
Description	Modern open plan office suites with air conditioning, raised access floors suspended ceilings with LED lights, showers and tenant gym. On-site parking. Common parts extensively refurbished. Landlord fibre optic broadband service available allowing immediate connectivity. On site commissionaire and building manager.
Accommodation	c.1,118 – 27,323 sq ft. See schedule.
Parking	Ratio of 1:1,425 sq ft approx.
Rent	£29.50 per sq ft on “conventional basis.” Accommodation may also be offered on a “Studio Basis” on an inclusive “let ready” package including furniture and fit out. More details available upon request.
Rates	£5.50 per sq ft plus £1,073 per car
Service Charge	£11.83 per sq ft including small power and lighting
Comments	Suites of different sizes available on flexible terms.

Tenancy Schedule:

6 th North - Let		
5 th North – Conventional space with fitout - 4,015 sq ft		
4 th North - Conventional – 2,464 sq ft – Nov 24	4 th Central part – studio - 1,710 sq ft	
3 rd North – Conventional Space - 2,832 Sq ft		
3 rd North – Conventional Space – 1,118 sq ft	3 rd Central – Conventional 4,988 sq ft – avail Aug 2024	3 rd South – Fitted Space - 2,953 sq ft
2 nd North Conventional Let	2 nd Central – Conventional space 2,158 sq ft 2 nd Central – Conventional space 2,950 sq ft	2 nd South – Conventional Space - 3,704 Sq Ft
1 st North 2,446 sq ft studio	1 st Central Let	1 st South Studio Let
G North Let	G Central Let	G South Let
NORTH	CENTRAL	SOUTH

SUBJECT TO CONTRACT

EXCLUSIVE OF VAT

Dec 2023

Available now and coming to the market.