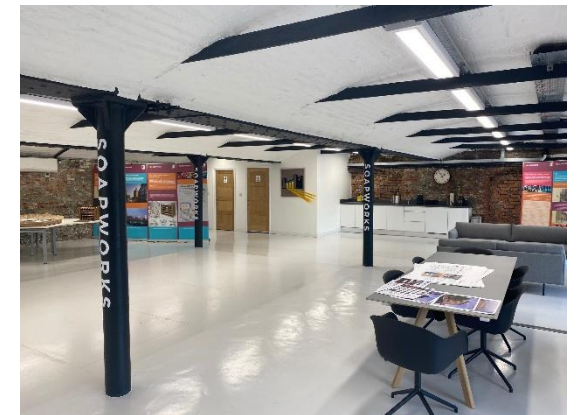


TO LET
The Aluminium Works
Straight Street
BS2 0FQ





TO LET

Unique City Centre Office

- ❖ Attractive unique office space measuring 2,080 sq ft (193 sq m)
- ❖ Prime location within 5-minute walk of Temple Meads
- ❖ Flexible / short term all-inclusive licences available
- ❖ Heritage building with unique features throughout

Terms

The suite is available by a way of a new FRI lease from the landlord for a term to be agreed. Flexible terms will be considered.

Legal Costs

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

Further Information

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The Aluminium Works, Straight Street, BS2 0FQ



Description

The building dates back to the late 1800s and provides an abundance of character in a central location. The suite has been refurbished to incorporate a contemporary design complimenting the rustic feel and character features of the building.

The space has been comprehensively refurbished to include the following;

- Comfort cooling
- LED lighting
- Fitted kitchen
- Large board room
- Demised WCs and shower facilities
- Lift opening onto floor
- Exposed brickwork finish and original historic features

The Landlord will consider flexible lease terms and the space is available for immediate occupation.



Location

The Aluminium Works forms part of the iconic Brunel Rooms, a listed commercial building on Straight Street and is located conveniently between Bristol Temple Meads (0.4km to the south) and Old Market. There are several developments and regeneration projects in the immediate vicinity which will provide an abundance of new amenity going forward.

The property is less than one mile from the M32 with Cabot Circus shopping centre a 5 – 10 minute walk away. Castle Park is a short walk away with nearby amenities including St Nicholas market and Finzels Reach.

There is an opportunity to negotiate reduced car parking licences located to the rear of the property adjacent to Temple Meads station direct from the Landlord.

Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997. VAT may be levied on the rent or sale price.

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