

PRELIMINARY DETAILS - OFFICES TO LET

The Fermentation Buildings, Finzels Reach, BS1 6BX

1st Floor South : 3,370 ft² (313.08 m²) + 1 parking space



Location

Finzels Reach is the South West's leading mixed use regeneration project encompassing 4.7 acres providing 375,000 sq ft of Grade A office space, 737 new homes, including 100 affordable and 429 build to rent apartments, a 168 bed hotel and 30,000 sq ft of leisure space.

Located in the centre of Bristol, overlooking the Floating Harbour, set between Castle Bridge and Temple Cross, the Fermentation Buildings sit at the heart of the scheme

Surrounding Occupiers Include

- BBC Studios
- Channel 4
- Gorilla Post Production (part of ITV Studios)
- EDF Energy
- Barclays Bank
- Osbourne Clarke LLP
- Dyson
- Deloitte LLP
- Left Handed Giant Brewery & Boca Bar

Description

Combining original features with contemporary finishes, the Fermentation Buildings exude character. This historic building provides outstanding characterful offices with strong sustainability credentials.

The 1st Floor South provides modern open plan space with exposed VRF air conditioning, pendant LED lighting, full raised access floor, passenger lift and self contained WCs / showers.

Viewing & Further Information

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Office Availability

Floor	Area (ft ²)	Area (m ²)	Parking
1st Floor South	3,370	313.08	1 space

Tenure

The 1st Floor South is available on a new Full Repairing & Insuring lease for a term of years to be agreed.

Quoting Rent & Service Charge

Upon Application

Business Rates

Rateable Value: £92,500

Rates Payable: £50,005 per annum (£14.84 per sq ft).

Use - Class E (Formerly, known as B1 Offices).

ESG / Sustainability

- BREEAM Excellent
- EPC B
- 100% Electric

VAT - The property is elected for VAT.

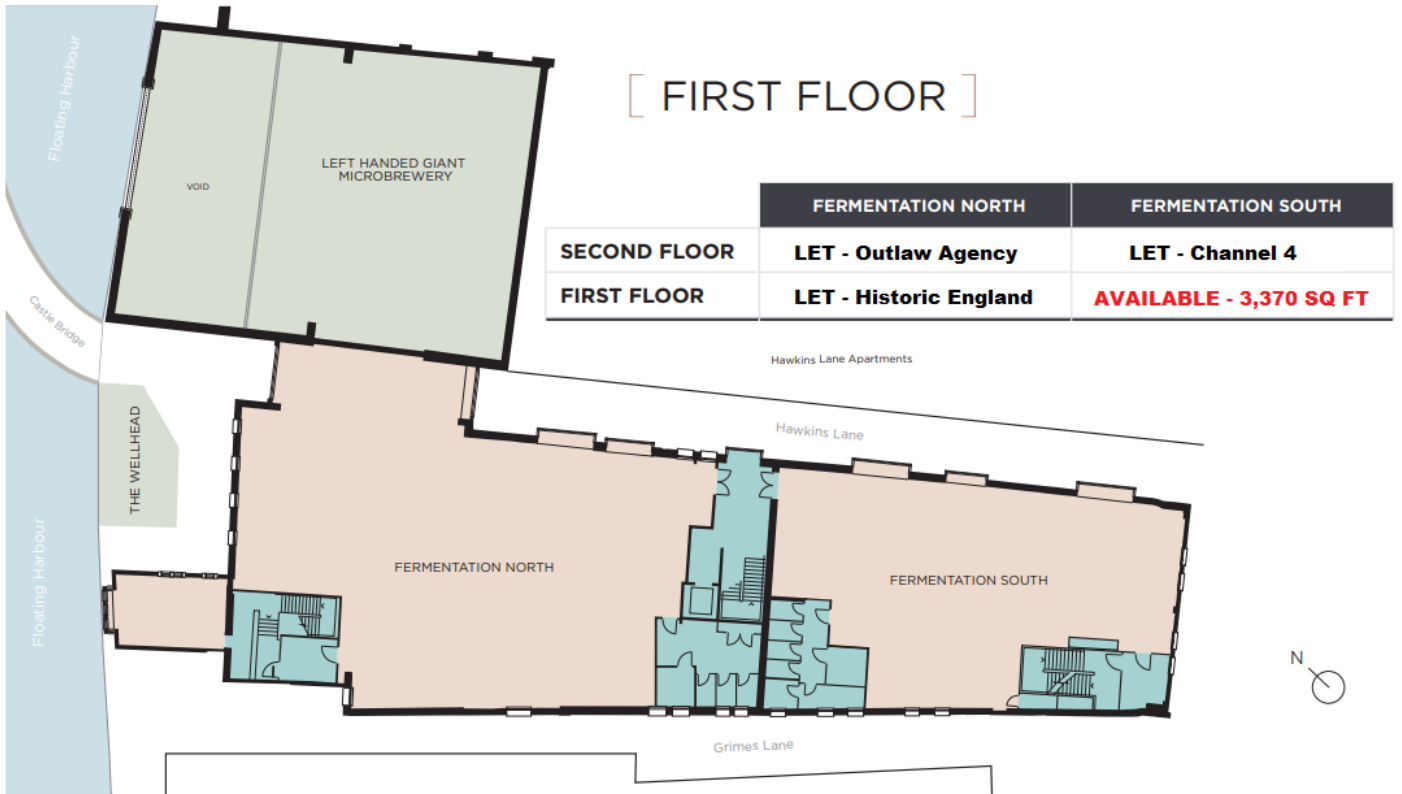
Legal Costs - Each party to bear their own legal costs.



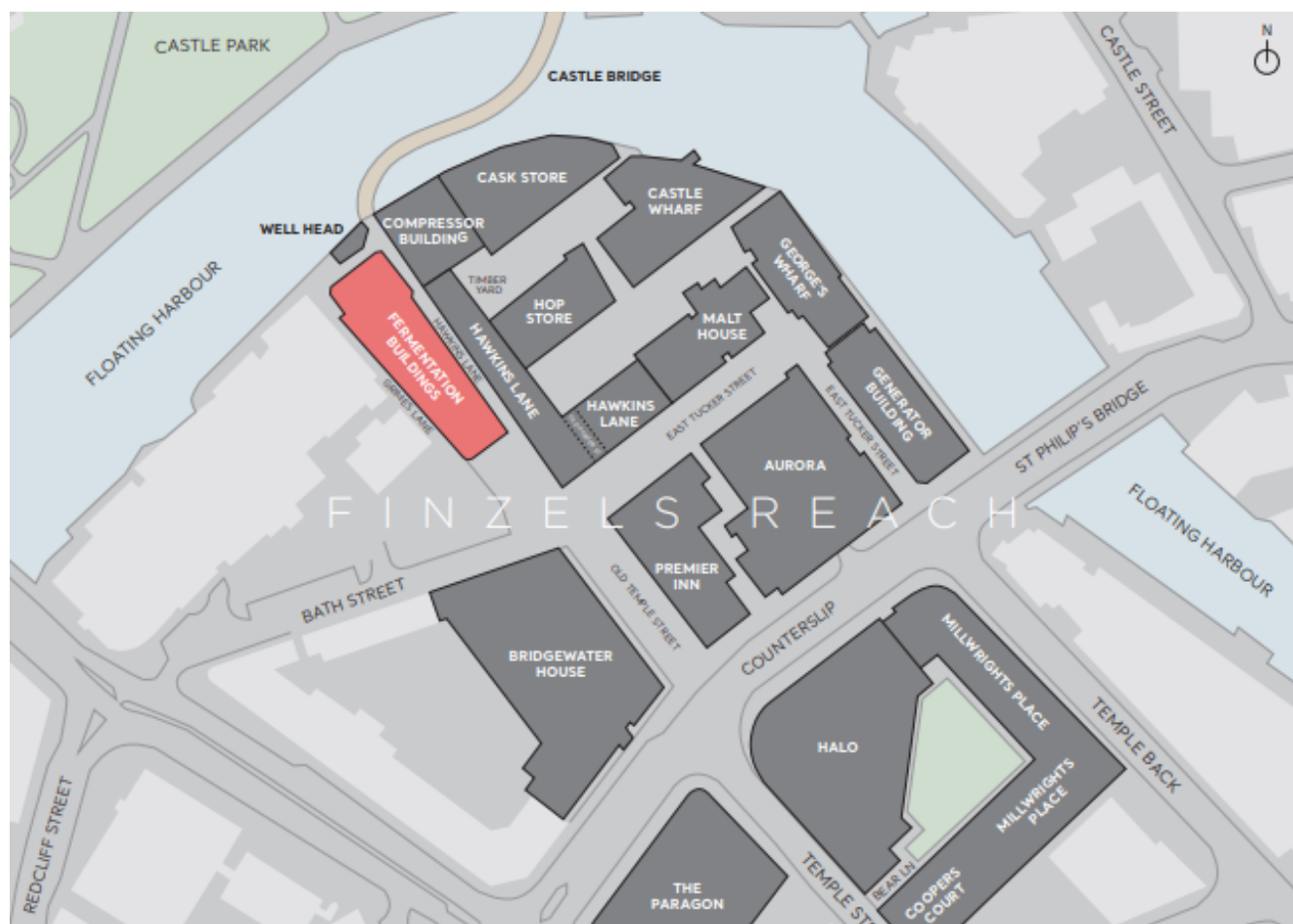


NB - Above photo taken in 2019 before the current tenant's occupation.





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