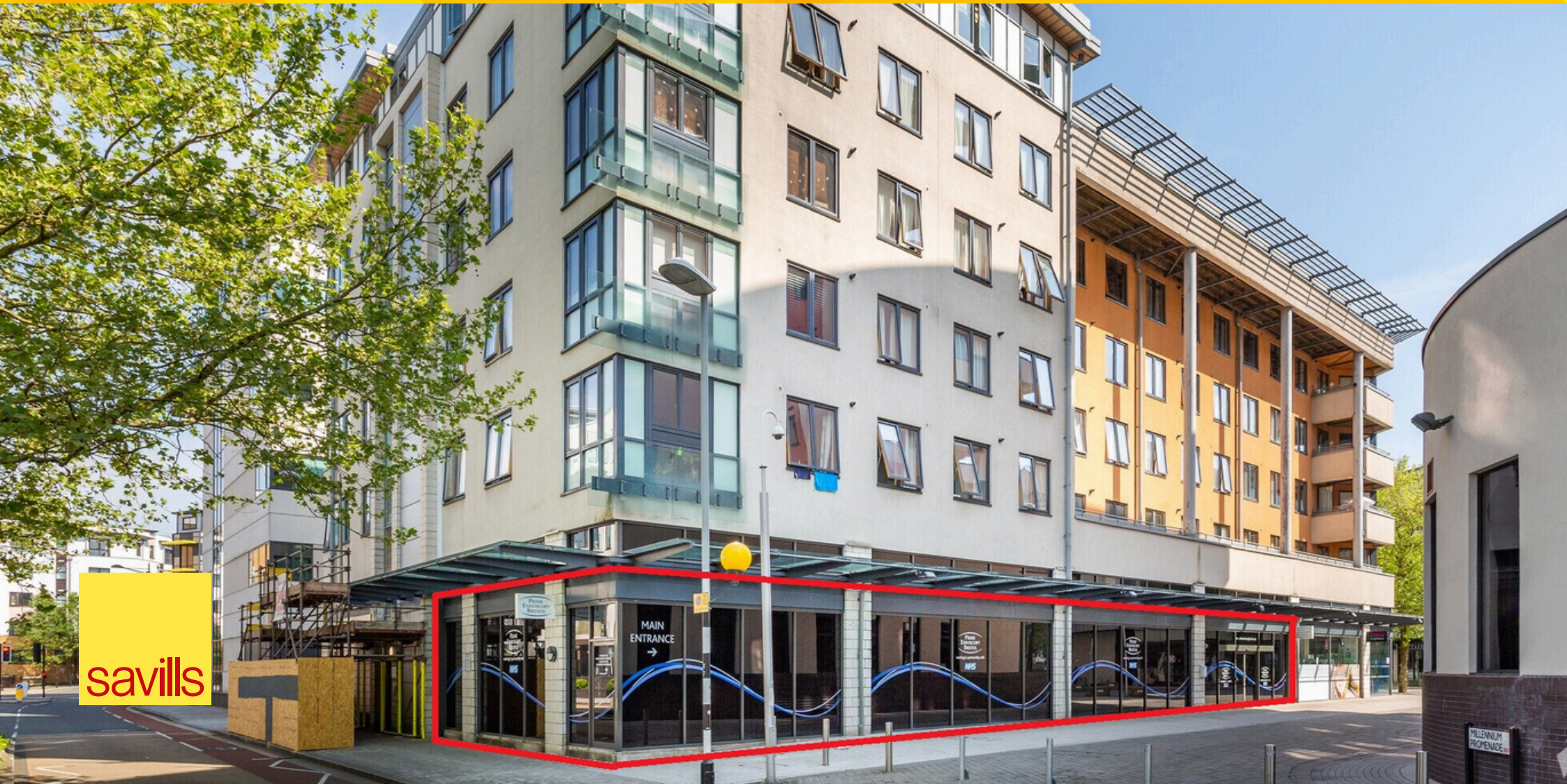


Unit 2 & 3, Building 7 Millennium Promenade Harbourside, Bristol BS1 5TY

GROUND FLOOR - SELF CONTAINED FORMER HEALTHCARE USER

Ground floor: 5,303 sq ft (493 sq m)

**USE CLASS E: OFFICE /
MEDICAL TO LET**



Unit 2 & 3, Building 7 Millennium Promenade Harbourside, Bristol BS1 5TY

LOCATION - BS1 5TY

Unit 2 & 3, Millennium Promenade is located on Canon's Way within the Canon's Marsh area of Bristol city centre. The location benefits from excellent amenity around the harbourside to include bars, restaurants, gyms and lots more.

It is situated with direct access to the A4, which provides access onto the M32 Motorway via A4044 and is within a short journey from Bristol Temple Meads railway station.

Description

Ground floor self contained unit, ideal for a Healthcare style user with existing layout of the demise. The ground floor benefits from the following specification:

- Double height floor to ceiling entrance reception.
- Dedicated waiting area.
- Private office / consultancy / treatment rooms with ventilation, water and waste.
- VRF air conditioning providing heating and cooling.

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)
Ground Floor	5,303 sq ft	493 sq m

Tenure

The ground floor is available by way of New Full Repairing and Insuring lease directly from the landlord for a term of years to be agreed.

Quoting Rent & Service Charge

Upon Application to the sole agents.

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Business Rates

Rateable Value : £101,000

Rates Payable: £55,146 per annum (£10.39 psf).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

Use

Use Class E commercial (formerly B1 Offices).

EPC

EPC C51

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

CONTACT

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