

# To Let



## Offices

### PRINCE HOUSE

5<sup>th</sup> Floor  
43 – 51 Prince Street  
Bristol  
BS1 4PS

3,675ft<sup>2</sup> (341m<sup>2</sup>) net approx  
Good quality offices with 3 secure on-site  
car parking spaces

**alder king**

PROPERTY CONSULTANTS

Bristol 0117 317 1000  
Swindon 01793 615477

London 020 7493 9151  
Taunton 01823 444879

Cardiff 029 2022 0000  
Exeter 01392 353080

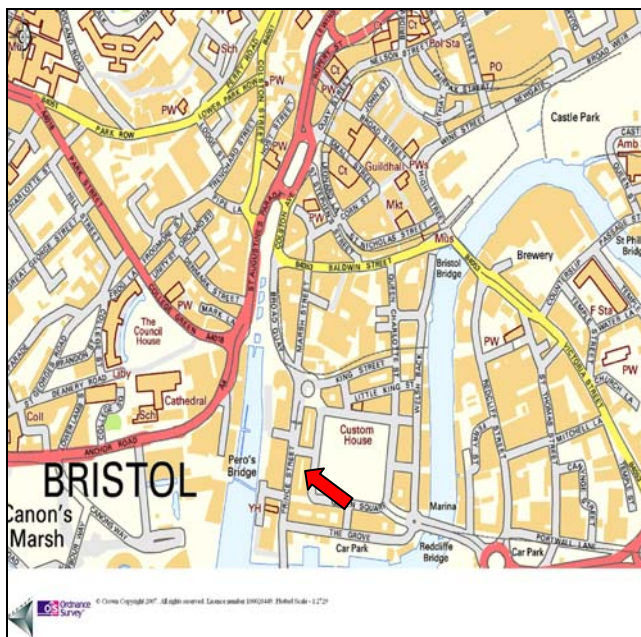
Gloucester 01452 623290  
Truro 01872 222174

**0117 317 1000**  
15 PEMBROKE ROAD BRISTOL BS8 3BA  
[www.alderking.com](http://www.alderking.com)

## LOCATION

Prince House is located in a prominent position opposite the Jury's Hotel on Prince Street adjacent to Queen Square in Bristol's commercial and financial district. The property enjoys excellent communications to the inner city ring road and the M32 and national motorway network. The property is approximately 0.5 miles from Temple Meads Railway Station and Broadmead Shopping Centre is within walking distance.

Prince Street is a well established part of the City Centre's office core and existing occupiers within the building include FNZ (UK) Ltd, Mott MacDonald and Franklin Advisors.



## DESCRIPTION

Prince House is a high quality office building providing accommodation over a total of 5 floors together with secure basement parking. The common areas have been subject to a comprehensive refurbishment to include redecoration and re-carpeting.

The accommodation benefits from:-

- Manned reception area
- 8 person passenger lift
- Carpet tiles throughout
- Suspended ceilings incorporating Category II lighting
- Gas fired central heating serving perimeter radiators
- Double glazed operable windows
- Full intercom entry system
- DDA compliant reception area
- Male/Female WC facilities on alternate floors
- Kitchen

## ACCOMMODATION

Fifth Floor 3,675ft<sup>2</sup> (341M)

All measurements are approx net internal areas.

## CAR PARKING

The property benefits from 3 secure car parking spaces. Pay and display on street parking is readily available on Prince Street and within the NCP directly opposite.

## TERMS

The floor is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENT

£10.00 per ft<sup>2</sup> exclusive.

## SERVICES

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## RATEABLE VALUE

Interested parties should make their own enquiries to Bristol City Council 0117 922 2000 to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk)

## PLANNING

We are verbally advised that the accommodation has planning consent for B1 office accommodation but any occupier should make their own enquiries to the planning department at Bristol City Council 0117 922 2000. [www.bristol-city.gov.uk](http://www.bristol-city.gov.uk)

## VIEWING ARRANGEMENTS

For further information or to arrange an inspection, please contact:-

## Alder King Property Consultants

FAO: Thomas Dugay  
Tel: 0117 317 1094  
Fax: 0117 317 1001  
Email: [tdugay@alderking.com](mailto:tdugay@alderking.com)

FAO: Catherine Collis  
Tel: 0117 317 1086  
Fax: 0117 317 1001  
Email: [ccollis@alderking.com](mailto:ccollis@alderking.com)

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## RICS Code of Practice for Commercial Leases

Please see <http://www.alderking.com/services/agency>

## Asbestos Regulations

Under the Control of Asbestos Regulations 2006 (CAR 2006), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained with the property. Failure to comply with the CAR 2006 is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Alder King's expertise and accordingly:-

- (1) Alder King makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Alder King strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

## SUBJECT TO CONTRACT

Ref: TWD/66022/June 2010