

101  
VIC  
ST.

BRISTOL  
BS1 6PU



# Restyled modern open plan working

Combining excellent connectivity, in built flexibility and functionality, 101 Victoria Street's newly restyled reception areas, building cores and office suites offer a great opportunity to relocate and grow a business.



Images are indicative only

# Bristol's prime office quarter

The property is located at the junction of Victoria Street and Mitchell Lane in Bristol city centre. Temple Meads railway station is approximately 5 minutes walk from the property.

Victoria Street is the principal route connecting the city core and Temple Quay.

- 1 Castle Park
- 2 Cabot Circus
- 3 Temple Meads
- 4 Premier Inn
- 5 Hilton Garden Hotel
- 6 Travelodge
- 7 Novotel
- 8 Double Tree Hilton Hotel
- 9 Pret a Manger & Tesco Express
- 10 Philpotts & Subway
- 11 Spicer+Cole
- 12 Double Puc Café
- 13 Starbucks
- 14 Hart's Bakery



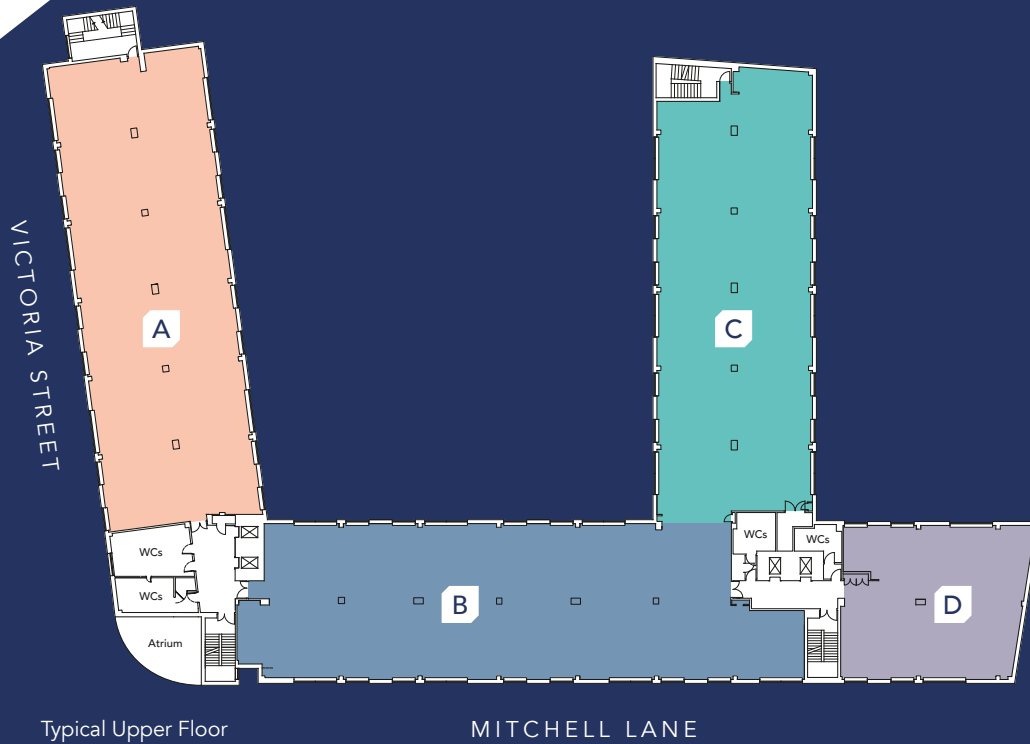
# Travel times

**12**  
minutes  
walk to  
Cabot Circus

**8**  
minutes  
walk to  
Queen Square

**5**  
minutes  
walk to  
Temple Meads





**7**  
storey  
office  
building

**4**  
suites  
per floor

**2**  
staffed entrances  
connecting to  
lift cores



Indicative Layout (48 desks)

# Accommodation

Floor	Sq ft	Sq m	Status
1A	4,480	416.2	Available July '24
1B	4,978	462.5	Available April '24
1C	4,185	388.8	Available April '24
1D	1,669	155.1	Available April '24

Floor	Sq ft	Sq m	Status
2A	4,483	416.5	Available April '24
2B	4,906	455.8	Available April '24
2D	1,667	154.9	Available April '24

Floor	Sq ft	Sq m	Status
4C	4,143	384.9	Available April '24
4D	1,683	156.4	Available April '24
<b>Total</b>	<b>32,194</b>	<b>2,991.1</b>	

# Specification



Refurbished  
receptions



Telcom  
Preconnect



EPC B



4 electric car  
charging points



VRV heating  
and cooling



Exposed soffit  
with suspended  
LED strip lighting



Perimeter and in  
floor trunking



Bike facilities



Excellent car  
parking ratio



Bookable  
meeting rooms



Transaction guest  
visitor login



Excellent  
natural light



Locker facilities



Four lifts



Extensive female  
& male shower  
facilities



Newly carpeted  
floors



Refurbished  
WCs

# Legal & General

Legal & General Real Assets are major global property managers and leading investors in the city of Bristol.

LGIM Real Assets (LGIMRA) is one of the UK's leading real assets investment managers with £23.5bn\* in assets under management. Our combined expertise in private residential, commercial property and private credit provides a compelling investment approach.

As one of the most active institutional fund managers in the UK, we offer asset management experience and exceptional access across markets, sectors and locations. We are proud to be recognised as an industry leader, combining depth of knowledge and innovative ideas to serve the long-term needs of clients, businesses and communities.

Real Assets is part of Legal & General Investment Management (LGIM), one of the world's largest institutional asset managers and a major global investor managing £894 billion for more than 3,000 clients.



Wardour Street, London



Aztec West, Bristol



Senator House, London



Lotus Park, Staines



One Colmore Square, Birmingham



Temple Point, Bristol



## Lease

The accommodation is available on effective full repairing and insuring leases.

## Quoting Rent

Upon application.

## Rates

Upon application.

Interested parties are advised to verify the likely level of rates payable with Bristol City Council on 0117 922 2000.

## Service Charge

Upon application.

## Background

The two reception areas of the building are to be fully refurbished to provide high quality finishes and arrival space.

## Money Laundering Regulations

The successful lessee will be required to provide the usual information to satisfy the Anti Money Laundering requirements upon agreement of Heads of Terms.

# Viewing

For further information please contact the joint sole agents.



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Owner



Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. HTC/KF Hollister HD2443 03/24