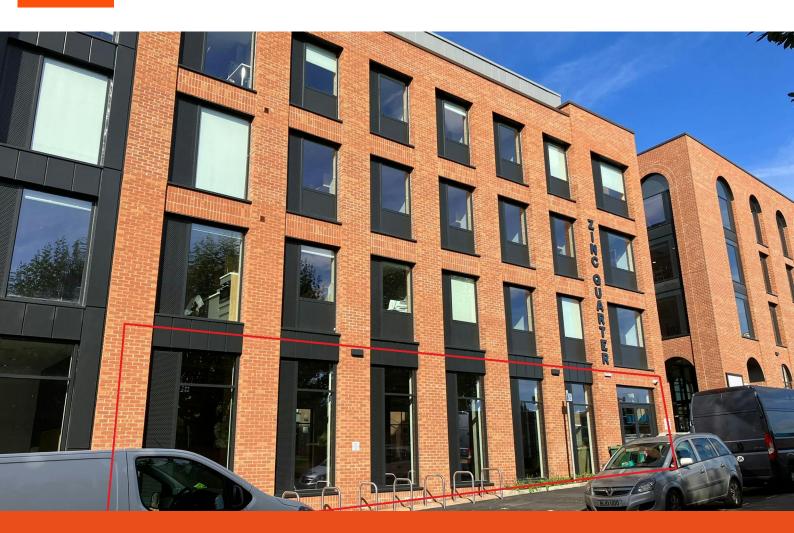
TO LET



Zinc Quarter 3 Unity Street, Bristol, BS2 0HN

Brand new shell and core office/retail/leisure unit located within close proximity to the City Centre, Temple Quarter and Old Market.

- Block B ground floor self contained unit suitable for a range of uses, subject to planning
- Currently offered as a open plan shell and core unit providing flexibility for incoming occupiers

2,484 sq ft (230.77 sq m)

Zinc Quarter, 3 Unity Street, Bristol, BS2 OHN

Summary

Available Size	2,484 sq ft			
Rent	£17.50 - £22 per sq ft			
Business Rates	To be assessed			
Service Charge	N/A			
Car Parking	N/A			
VAT	Applicable			
Legal Fees	Each party to bear their own costs			
Estate Charge	To be confirmed.			
EPC Rating	Upon enquiry			

Location

Zinc Quarter is located in St Philips on the East side of Bristol City Centre. The property is accessed off the A420 close to the Old Market roundabout connecting to Temple Way which is the main ring road about the Centre.

Bristol Temple Meads railway station is just over half a mile away, as a 15 minute walk or 10 minute drive away. There are regular bus services stopping nearby with the Bristol Bus Station under a mile away or a 10 minute drive.

Description

Zinc Quarter is an exciting new development positioned on Unity Street, St Philips. The upper floors consist of 189 rooms of student accommodation with the ground floor units available for a range of uses including offices and retail.

Block B ground floor unit is located on the corner of the building benefiting from additional glazing and increased natural light.

Accommodation

The accommodation comprises of the following

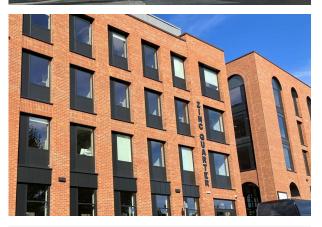
Name	sq ft	sq m	Availability
Ground - Block B	2,484	230.77	Available
Total	2,484	230.77	

Terms

The unit is available on new full repairing and insuring lease(s), on terms to be agreed.







Viewing & Further Information

Charlie Pooley

07919 057 756 | 07919 057 756 charlie.pooley@htc.uk.com

Freddie Myatt

0117 923 9234 | 07385 045218 Freddie.Myatt@htc.uk.com

Natalie Bennett

0117 946 4534 | 07799 773808 natalie.bennett@htc.uk.com

James Woodard

07753 302236

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211 and is regulated by the RICS. Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract] All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness.] No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor] Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees mus satisfy themselves independently as to the incidence of VAT in respect of any transaction.] All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present the date of publication They have not been tested and we give no warranty as to their condition or operation.] No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn]. Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the intending purchaser or lessees are used and we give any intended purchasers or lessees must satisfy themselves independently as to the intending purchasers or lessees are been sold or withdrawn]. Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the intending purchase. Genera