



WYNDHAM COURT

BOND STREET BRISTOL BS2 8RH

TO LET

HIGHLY PROMINENT FULLY REFURBISHED OFFICES
DIRECTLY OPPOSITE CABOT CIRCUS

5,929-27,694 SQ FT



LOCATION

Wyndham Court occupies a prominent position at the foot of the M32 fronting Bond Street, immediately opposite the retail facilities of Cabot Circus including the newly announced Marks and Spencer store.

The building benefits from direct pedestrian access to Cabot Circus and vehicular access to Newfoundland Street. There are excellent connections to the city centre with the new central bus station and Temple Meads railway station both within walking distance.



SINGLE FLOORS OR
WHOLE BUILDING
AVAILABLE



GENEROUS
CAR PARKING



EPC RATING
UPON APPLICATION



SUPERB OFFICE
SPECIFICATION



CLOSE PROXIMITY TO
TEMPLE MEADS STATION



LOCATED AT THE
FOOT OF THE M32



ACCOMMODATION

The accommodation comprises the following approximate net internal areas:

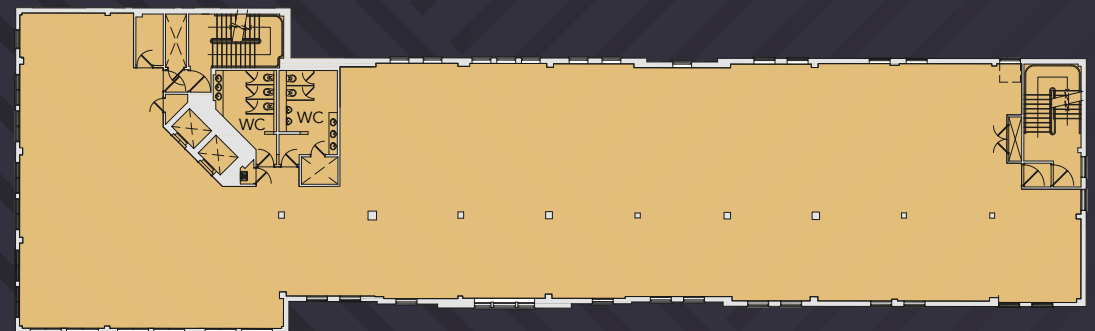
FLOOR	SQ FT	SQ M
4th	6,442	598.48
3rd	7,231	671.80
2nd	7,231	671.80
1st	5,929	550.82
TOTAL	27,694	5,929

DESCRIPTION

Wyndham Court is a modern 4 storey office building, accessed via a newly refurbished double height reception hall.

The 2nd and 3rd floor will be refurbished to offer an open plan configuration, benefiting from the following specifications and amenities:

- ▶ New air-conditioning
- ▶ New metal tiled ceilings incorporating LED lighting
- ▶ Full access raised floors
- ▶ 2 x 10 person passenger lifts
- ▶ New shower and changing areas with secure bike storage
- ▶ New on floor WC facilities



Typical floor plan



CAR PARKING

Car parking is at a ratio of 1:1,200 sq ft.

TERMS

The accommodation is available on a new full repairing and insuring lease(s) via a service charge for a term to be agreed.

RENT

On application.

RATES

Upon application.

VAT

The building is elected for VAT and VAT will therefore be charged.

VIEWING

Strictly by appointment with the joint agents:

**Hartnell
TaylorCook**

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