



The Create Centre

B Bond, Smeaton Road, Bristol, BS1 6XN

Community focused office accommodation within the historic Create Centre, B Bond Building

**500 to 750 sq ft
(46.45 to 69.68 sq m)**

- Community focused office accommodation
- Open plan or private offices available
- Hot desking space available
- Cafe on site
- Car parking and secure bike storage
- New key point...

Summary

Available Size	500 to 750 sq ft
Rent	£19.85 - £22.27 per sq ft All inclusive rent of £19.85 psf for open plan space and £22.27 psf for private space.
Business Rates	N/A
Service Charge	N/A
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

We are offering an all-inclusive rent for office accommodation within the Create Centre. Priority will be given to occupiers who have a community use or who are committed to creating a positive social impact in the local area, particularly an ethical use where their operations reflect a commitment to sustainability or social responsibility.

There is office availability on the second and third floors. The second floor is available on a single desk basis up to a 15 desk option, albeit the space is open plan and would better suit a hot-desking arrangement.

The third floor is mostly open plan with private office options, also available on an all-inclusive rate with furniture included.

Cycle parking is available at the entrance to the building alongside the cafe and there are communal kitchen and shower facilities. All floors are accessible via the lift.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - North Suite - Private	500	46.45	Available
3rd - North East - Open plan	750	69.68	Available
3rd - East - Open plan 1	500	46.45	Available
3rd - East - Open plan w/ Office	750	69.68	Available
Total	2,500	232.26	



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Viewing & Further Information

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