



Fermentation Building North

Hawkins Lane, Bristol, BS1 6JQ

Modern, characterful office accommodation nestled in the heart of Bristol City Centre

3,370 sq ft
(313.08 sq m)

- High quality open plan office accommodation
- Kitchen and meeting rooms installed
- Exposed services with pendant LED lighting
- 100% electric
- BREEAM 'Excellent'
- 1 allocated car parking space

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Summary

Available Size	3,370 sq ft
Rent	£42.50 per sq ft
Rates Payable	£14.99 per sq ft
Service Charge	£8.87 per sq ft
Car Parking	One car parking space demised to the part first floor.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (36)

Description

Fermentation Buildings combine original features with contemporary finishes in the open plan office accommodation. The available first floor provides high quality space with exposed VRF air conditioning, pendant LED lighting, full access raised floors, a kitchen and meeting rooms already installed and WCs and showers within the demise.

There is 1 car parking space available with the part first floor.

Location

Fermentation Building sits in the heart of the Finzel's Reach mixed use scheme. The building is within touching distance of the harbour and popular amenities such as Left Handed Giant, Lamaya and Boca Bar. There is a weekly independent food market on the doorstep and further amenities a short walk away on Victoria St and across the harbour to Cabot Circus.

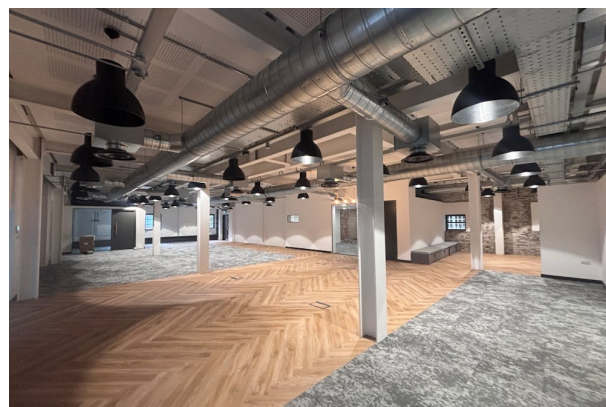
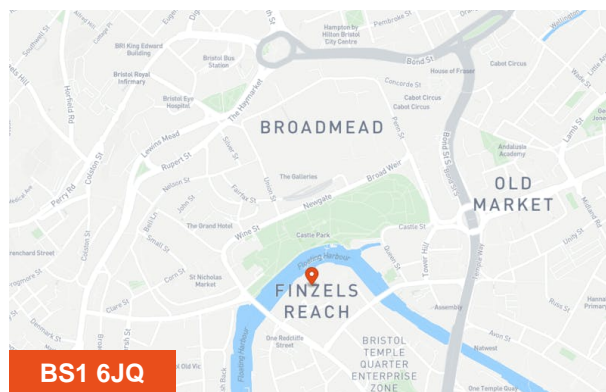
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Pt First Floor	3,370	313.08	Available
Total	3,370	313.08	

Viewings

Viewings are to be arranged directly with the marketing agents, Hartnell Taylor Cook.



Viewing & Further Information

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