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GYLDAN HOUSE
PORTWALL LANE
BRISTOL **BS1 6ND**

FOR SALE / TO LET

- Modern self-contained city centre office building
- 15,975 sq ft (1,484.2 sq m) net approx.
- 15 Secure basement car parking spaces
- Prominent location close to Temple Meads railway station



alderking

PROPERTY CONSULTANTS

GYLDAN HOUSE IS SITUATED ON THE JUNCTION OF PORTWALL LANE AND ST THOMAS STREET IN A PROMINENT LOCATION ON THE SOUTH EAST SIDE OF BRISTOL CITY CENTRE CLOSE TO TEMPLE MEADS STATION.

The property offers excellent public transport facilities via Temple Meads railway station which offers mainline services to major cities throughout the UK including London Paddington, Birmingham, Cardiff and Manchester. In addition, regular bus services run from the station serving the Greater Bristol area.

Bristol Airport lies approximately eight miles to the south of the city centre and in addition to the on-site car parking, there is a public car park immediately in front of the property offering pay and display spaces.

Major nearby office occupiers include DAC Beachcroft Solicitors, The University of Law, Bristol City Council, Ovo Energy and KPMG.

In addition, there are a wide range of amenities close to the property including the Double Tree by Hilton and Travelodge Hotels and a variety of coffee shops, restaurants and other staff amenities on nearby Victoria Street in one direction and around Queen Square in the other. The property is within approximately 10 minutes' walk of the city centre shopping centres at Broadmead and Cabot Circus.





THE PROPERTY COMPRISES A MODERN SELF-CONTAINED OFFICE BUILDING CONSTRUCTED AROUND 1990 ON A STEEL FRAME WITH FACING BRICK ELEVATIONS AT THE FRONT AND A RENDERED REAR ELEVATION INCORPORATING DOUBLE GLAZED WINDOWS.

The accommodation is arranged over basement, ground and three upper floors. The space was originally designed on an open plan basis and has been fitted out by the current occupier with demountable partitioning together with kitchenette facilities on the ground and third floors.

The specification incorporates the following features:

- Suspended ceilings with recessed lighting
- Raised floor with under floor trunking
- Gas fired central heating serving perimeter radiators
- Ceiling mounted comfort cooling units on the ground floor and in the first floor server room
- Carpet tiles throughout
- Eight person passenger lift serving all floors
- Secure basement car park including 15 allocated spaces
- Separate WC facilities on each office floor with a shower and disabled WC

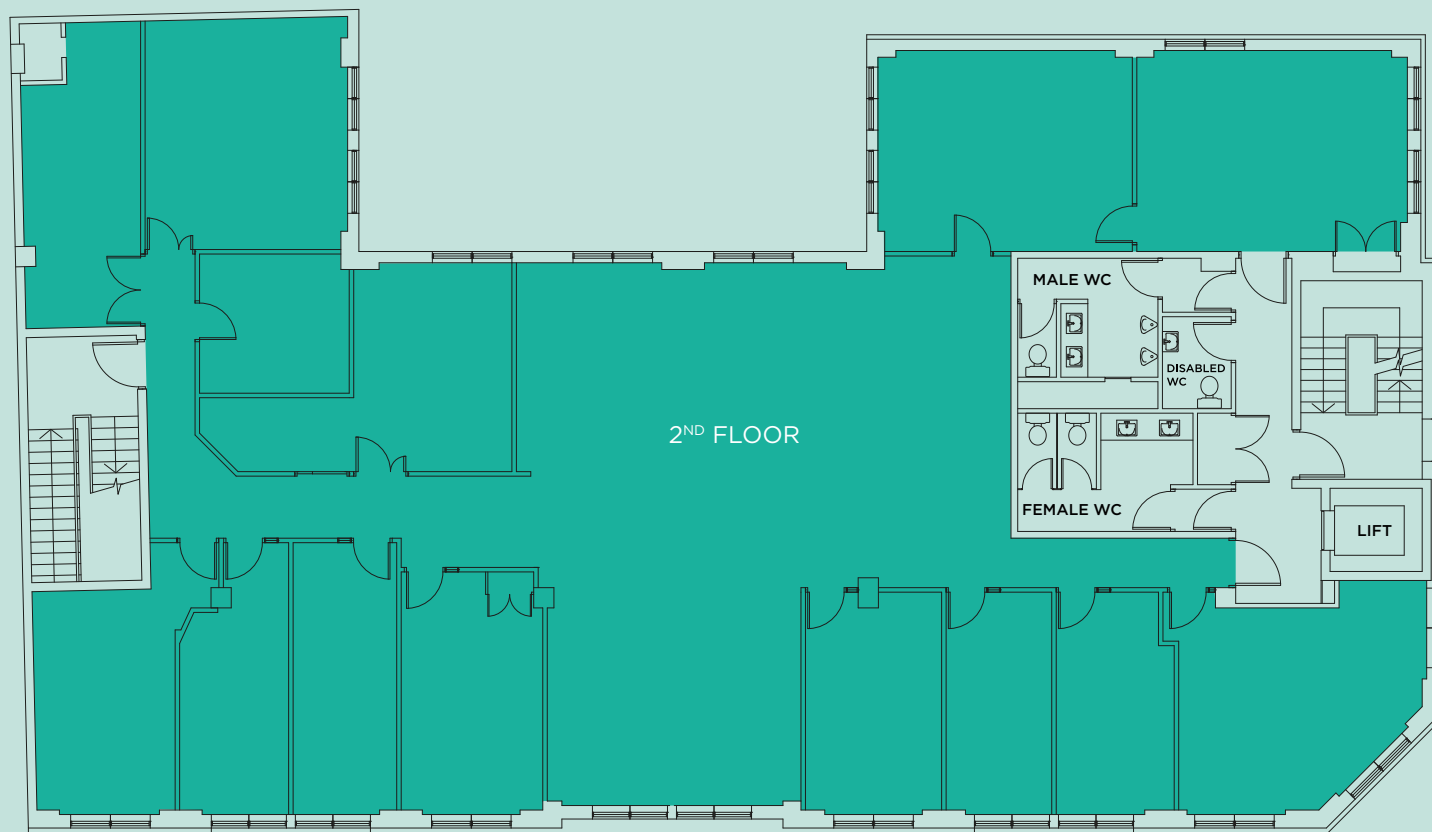
The property provides the following approximate net internal floor areas:

AREA	SQ FT	SQ M
Ground Floor	3,600	334.51
First Floor	4,108	381.65
Second Floor	4,108	381.65
Third Floor	4,159	386.39
TOTAL	15,975	1,484.2

All measurements represent approximate net internal areas and are subject to verification by on site measurement.



TYPICAL UPPER FLOOR



LETTABLE AREA

SERVICES

We are advised that all main services are connected to the premises but we confirm that we have not tested any of service installations and any prospective occupier/purchaser must satisfy themselves independently as to the state and condition of such items.

TERMS

The property is available by way of a sale of the freehold interest, or alternatively, by way of a new full repairing and insuring lease for a term of years to be agreed.

PRICE/RENT

Upon application.

BUSINESS RATES

Interested parties should make their own enquiries with the local billing authority, Bristol City Council, to establish the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment www.voa.gov.uk.

VAT

VAT will be payable on the purchase price or annual rent.

EPC

The building's EPC rating is C- 75. A full certificate is available upon request.

VIEWING ARRANGEMENTS/ FURTHER INFORMATION

For further information, or to arrange an inspection, please contact:

Simon Price
0117 317 1084

Tom Dugay
0117 317 1094

Rebecca Harries
0117 317 1086

