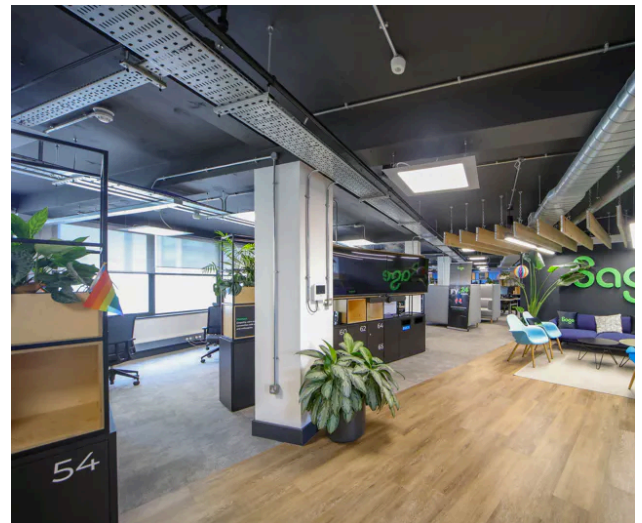


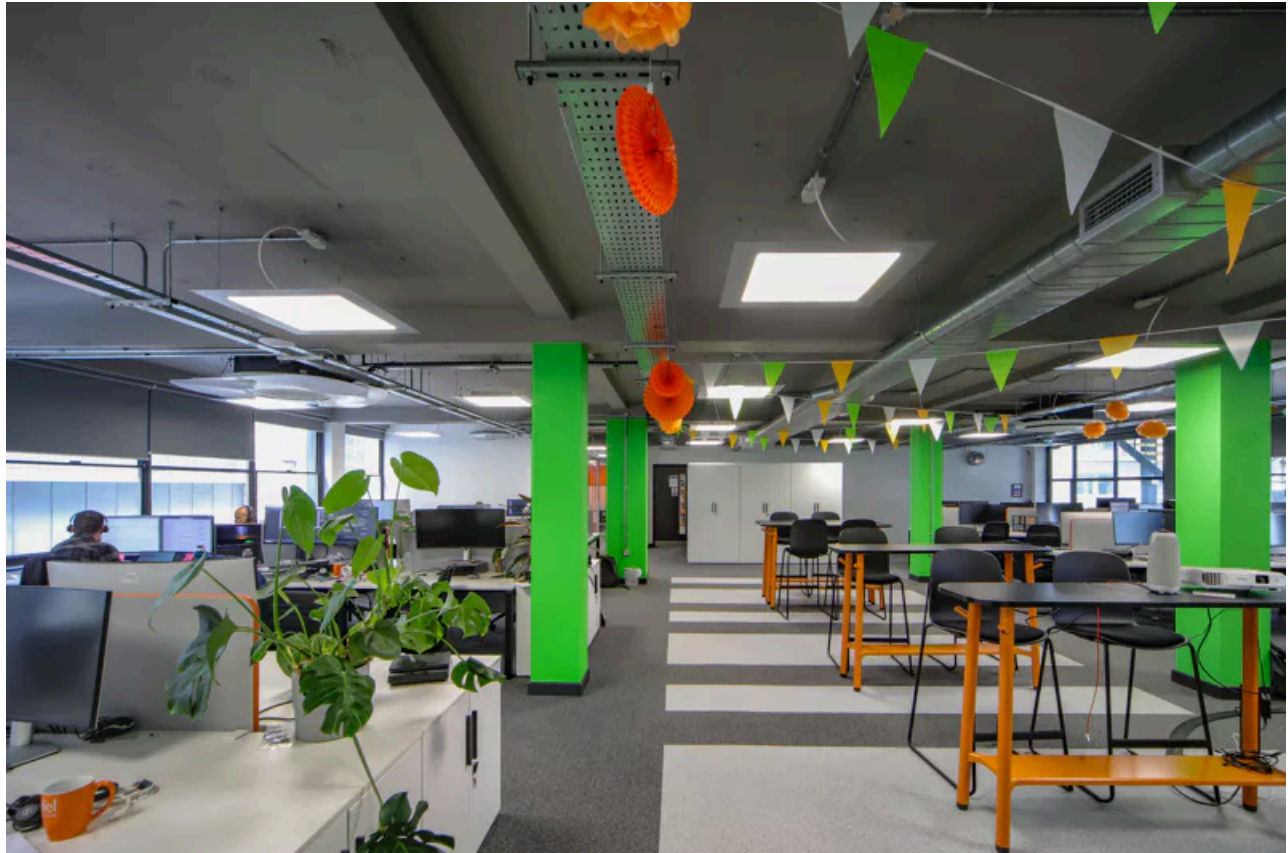
PROPERTY DETAILS



SUMMARY

LOCATION BRISTOL	AWULT CERTAIN 2.06 YEARS
SECTOR OFFICE	PASSING RENT £740,170 PER ANNUM
SIZE (NIA) 37,128 SQ FT	AVERAGE PASSING RENT £26.10 PER SQ FT
SIZE (GIA) 48,350 SQ FT	ERV £33.50 PER SQ FT
FULLY REPOSITIONED +£5,700,000 SPENT	EPC A RATED
MULTI-LET 6 TENANTS	ASSET MANAGEMENT SECURE REVERSION
TENURE FREEHOLD	POTENTIAL DEVELOPMENT LIVING OPPORTUNITY
AWULT 3.54 YEARS	PRICE OFFERS INVITED





MORE INFORMATION

LOCATION

Prologue Works is ideally located on Marsh Street, moments from its junction with Colston Avenue, Prince Street and King Street. Queen Square and its significant amenities are within 1 minutes' walk, while Harbourside's numerous bars and restaurants are just 5 minutes away. Temple Meads Station is within 15 minutes' walk.

DESCRIPTION

Prologue Works provides a fully repositioned 9 storey office building at a cost of +£5.7 million, £154 per sq ft. The absolute prime Grade A offices are de-gassed and offer exposed services finish with excellent end of trip facilities and manned reception.

TENANCY

The building is let to six tenants on FRI leases outside the security of the Landlord and Tenant Act 1954. The current passing rent of £740,170 equates to a highly reversionary £26.10 per sq ft. Opportunity exists to let the space on a CAT A basis at £27.50-£28.50 per sq ft. Alternatively it can be let on a fully fitted basis achieving a rent premium of £33.50 per sq ft.

ALTERNATIVE USES

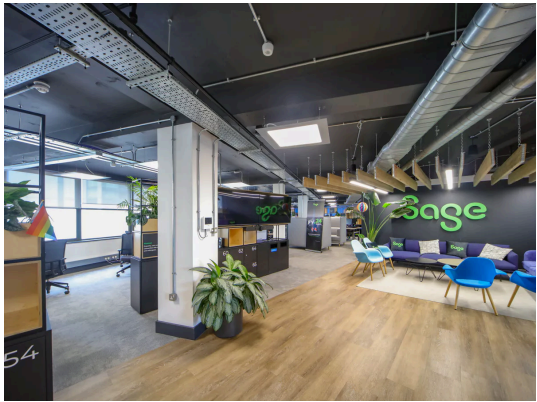
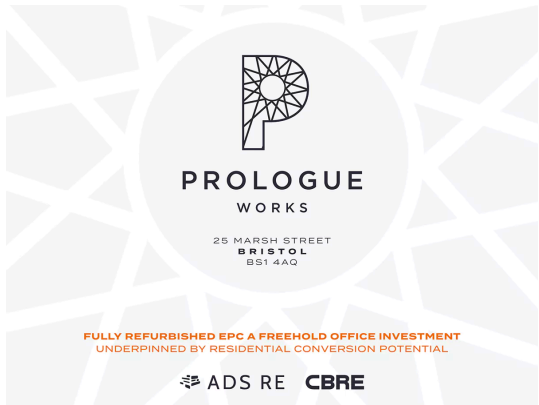
Prologue Works' city core location offers outstanding future potential for a variety of alternative uses, including residential, subject to the necessary consents. The city's recent relaxation of Permitted Development rights (with no Article 4 Direction) has unlocked scope for "Living" use conversion given the strength and depth of the residential market.

MAPS

PROLOGUE WORKS




GALLERY




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November 2024