

## PROPERTY DETAILS









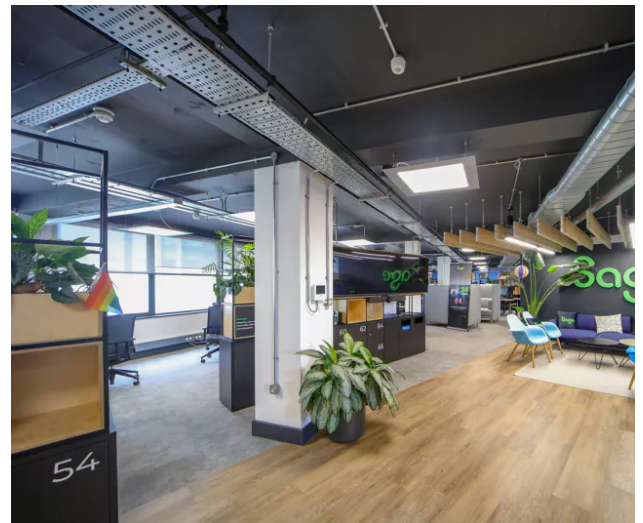
**PROLOGUE  
WORKS**

25 MARSH STREET  
**BRISTOL**  
BS1 4AQ

**FULLY REFURBISHED EPC A FREEHOLD OFFICE INVESTMENT  
UNDERPINNED BY RESIDENTIAL CONVERSION POTENTIAL**

### SUMMARY

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

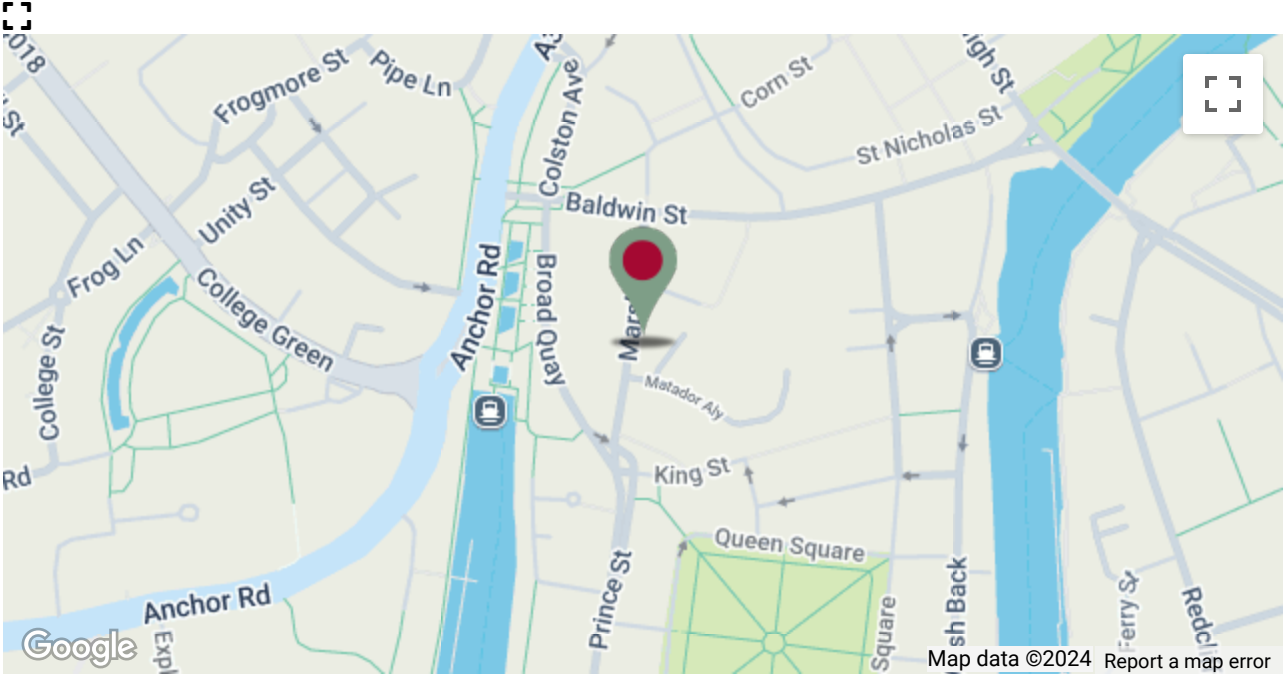
The building is let to six tenants on FRI leases outside the security of the Landlord and Tenant Act 1954. The current passing rent of £740,170 equates to a highly reversionary £26.10 per sq ft. Opportunity exists to let the space on a CAT A basis at £27.50-£28.50 per sq ft. Alternatively it can be let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

### ALTERNATIVE USES

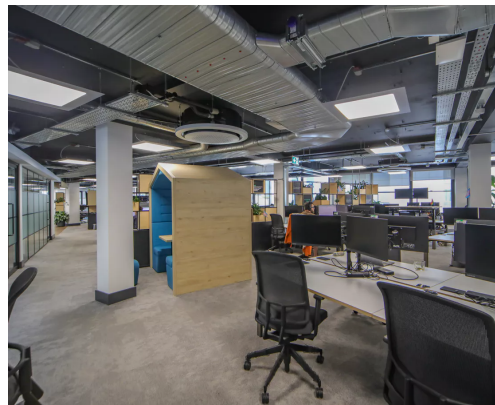
Prologue Works' city core location offers outstanding future potential for a variety of alternative uses, including residential, subject to the necessary consents. The city's recent relaxation of Permitted Development rights (with no Article 4 Direction) has unlocked scope for "Living" use conversion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

MAPS

PROLOGUE WORKS




GALLERY






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(c) Arrange a full measured, structural (and where appropriate environmental) survey of the property; and (d) Carry out all necessary searches and enquiries. October 2024