

# Bristol

## Trelawney House

### Surrey Street

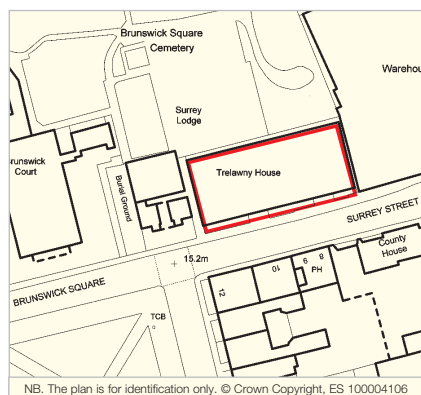
### Avon

### BS2 8PS

- **Freehold Vacant Office Building**
- Situated in the city centre, close to Brunswick Square and Cabot Circus Shopping Centre
- Comprises 2,191.5 sq m (23,590 sq ft) plus five car parking spaces

## Vacant Possession

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Bristol is the UK's fifth largest city and is strategically located at the M4/M5 motorway interchange, providing access to Birmingham (85 miles north-east) and Cardiff (40 miles west).

The property is situated on Surrey Street between Brunswick Square and Portland Square. The building is within 5 minutes' walk of Cabot Circus and Broadmead providing a wide range of shopping and leisure facilities.

### Description

The property comprises a four storey office building known as Trelawney House arranged over ground and three upper floors. The property benefits from two lifts, some perimeter trunking, central heating, various air conditioning units and double glazing. The suspended ceiling has been removed in part. There is secure, integral ground floor parking area which can accommodate 5 vehicles.

The property provides the following accommodation and dimensions:

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| <b>Ground Floor</b> | <b>413.2 sq m</b>   | <b>(4,448 sq ft)</b>  |
| <b>First Floor</b>  | <b>602.0 sq m</b>   | <b>(6,480 sq ft)</b>  |
| <b>Second Floor</b> | <b>602.0 sq m</b>   | <b>(6,480 sq ft)</b>  |
| <b>Third Floor</b>  | <b>574.3 sq m</b>   | <b>(6,182 sq ft)</b>  |
| <b>Total</b>        | <b>2,191.5 sq m</b> | <b>(23,590 sq ft)</b> |

### Tenancy

The property is to be offered with FULL VACANT POSSESSION UPON COMPLETION.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Viewings

Viewings are by appointment only, each Tuesday before the auction. Please e-mail your request with full contact details to [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 104 Trelawney House, Bristol**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** H Evans Esq, Richard George & Jenkins. Tel: (01686) 626210 Fax: (01686) 629968 e-mail: [lorraine.lewinton@midwales-legal.co.uk](mailto:lorraine.lewinton@midwales-legal.co.uk)  
**Joint Auctioneer** Ms C Collis, Alder King. Tel: 0117 317 1120 Fax: 0117 317 1001 e-mail: [ccollis@alderking.com](mailto:ccollis@alderking.com)