



The Cube • 1 Lower Lamb Street • Bristol • BS1 5UD



The Cube is undergoing a comprehensive refurbishment which on completion will offer 15,126 sq ft of exceptional open plan office space, a brand new amenity block and remodelled reception area.

Located opposite Harbourside the building has a huge array of amenities on the doorstep including Tesco Express, Ibis Hotel, Pure Gym and a local street market that takes places twice a week.

Accommodation

We have been provided with the following net internal areas.

| FLOOR | SQ FT | SQ M |
|--------------|---------------|-----------------|
| Fourth | 3,688 | 342.62 |
| Third | 3,688 | 342.62 |
| Second | 3,688 | 342.62 |
| First | 3,496 | 324.79 |
| Reception | 566 | 51.65 |
| TOTAL | 15,126 | 1,404.30 |

Car Parking

The building has excellent car parking provision with 14 spaces and 2 EV charging points.

Rent

Upon application.

VAT

The building is elected for VAT.

Terms

The accommodation is available as a whole or on a floor by floor basis, on an effective full repairing and insuring lease(s) directly from the Landlord.





Description

The Cube is a stand alone building, arranged over ground and four upper floors. It is currently undergoing a refurbishment to provide high quality office space and on completion will benefit from:



**Air
conditioning**



**Full access
raised floors**



**Exposed
services finish**



**New LED
lighting**



**WC's on
each floor**



**New showers
and end of
journey facilities**



**8 person
passenger lift**

Business Rates

Potential occupiers should make their own enquiries of the local billing authority.

Service Charge

Should the accommodation be let to multiple tenants, a service charge will be levied to cover the maintenance and upkeep of the building and provision of services.

EPC

A new EPC will be prepared post completion of the refurbishment works and will be made available to prospective occupiers.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.





Viewing

For further information or to arrange a viewing please contact:



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. KF/CC Hollister HD2487 02/22