



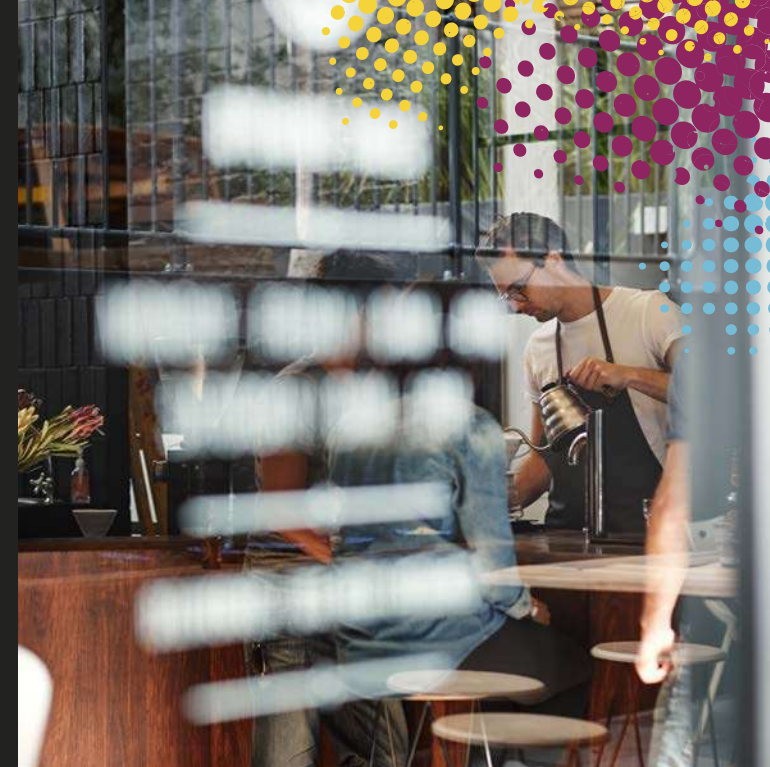
**CARRIAGE
WORKS**
STOKES CROFT

STOKES CROFT, BS1 3FU

FOR LEASE

A NEW INDEPENDENT
NEIGHBOURHOOD IN THE HEART
OF STOKES CROFT

**UNITS AVAILABLE FROM
564 SQ FT TO 2,560 SQ FT**





CARRIAGEWORKS

STOKES CROFT

LOCATION

Carriageworks is a development of 133 residential apartments and commercial units situated in the heart of Stoke's Croft's vibrant neighbourhood.

This independent quarter of Bristol is set to be further enhanced with the addition of a central market square within this exciting new development, that will bring together residents and the wider community.



ACCOMMODATION

THE UNITS HAVE THE FOLLOWING NET INTERNAL FLOOR AREAS:

Unit Number	Area (sq ft)	Area (sq m)
A1-A4	2,560	237.8
A5	409	38.0
A6	662	61.5
A7	564	52.4
A8	835	77.6
B1-B2	1,478	137.3
C1	979	90.9
C2	1,033	96.0
D1-D2	1,174	109.1

RATING ASSESSMENT

The business rates are to be assessed following the completions of the works.

LEGAL COSTS

Each party to bear its own legal costs.

EPC:

The EPC will be carried out following the completion of the works.

TERMS OF AVAILABILITY

Units are available in shell and core specification on new, effective FRI leases, via a service charge, for a term to be agreed via negotiation.





**CARRIAGE
WORKS**
STOKES CROFT

arc incorporating
downing
bentley
Retail Property Consultants

SPENCER WILSON
07736 010 220
spencer@arc retail.co.uk

ANTHONY WALKER
07496 519 790
anthony@arc retail.co.uk

Important Notice: ARC Retail gives notice that (i) The particulars are set out as a general outline only for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for uses and occupation, and other details are given without responsibility and any intending purchasers or tenants, should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of ARC Retail has any authority to make any representation or warranty whatever in relation to this property.



THE
PG
GROUP