

# LOFT STYLE OFFICES TO LET

Second Floor, Mariner House, 62 Prince Street, Bristol, BS1 4QD



- Refurbished, loft style offices
- Approximately 1,242 sq ft (115.4 sq m)
- Open plan floor plate
- Excellent city location between Queen Square and The Waterfront
- New lease available
- Passenger lift, showers, secure bike storage with heated end of journey lockers



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**  
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## LOCATION

The property fronts onto Prince Street in an established city centre office location between Queen Square and The Waterfront of Bristol's floating harbour. Cabot Circus main shopping centre and Temple Meads Railway Station are within walking distance and there is a wide variety of retail and leisure amenities situated close by, particularly along The Waterfront and within Wapping Wharf and Cargo.

There are a number of NCP car parks close to the property.

## DESCRIPTION

The property comprises an attractive former warehouse building, which has been sensitively converted to provide contemporary loft style open plan offices.

Each floor provides a large open plan layout, which can be readily sub-divided by a tenant to meet their own partitioning needs.

Finishes include wood flooring, LED lighting, gas central heating, fitted kitchen all finished to a contemporary loft style. The landlord can also retrofit air conditioning cassette units if required. There is also a shower together with a passenger lift, which links to all floors. Located in the basement is secure bike storage with heated lockers.

## ACCOMMODATION

The available suite is situated on the second floor and has an approximate net internal floor area of 1,242 sq ft (115.4 sq m).

## TENURE

The suite is available to let by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

Available from mid October 2023.

## RENT

£23.50 psf pax.

## SERVICE CHARGE

A service charge is levied to cover a fair proportion of the landlords costs in maintaining and repairing common parts and providing common services – details on application.

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation:-

Rateable Value:	£14,000
Rates Payable (2023/2024):	£6,986

## EPC

The property has an energy performance rating of D (77).

## VAT

We understand that the property is VAT elected and therefore VAT is payable on all prices.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.





## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Finola Ingham MRICS / Vicki Grimshaw

Tel: 0117 934 9977

Email: [Finola@burstoncook.co.uk](mailto:Finola@burstoncook.co.uk) / [Vicki@burstoncook.co.uk](mailto:Vicki@burstoncook.co.uk)

## SUBJECT TO CONTRACT

Updated September 2023

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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