

# MODERN, WATERFRONT OFFICE TO LET

Ground Floor, 1 Temple Back, Temple Bridge, Bristol, BS1 6FL



- Modern, open plan ground floor office with fully glazed frontage and excellent natural light
- Waterfront views
- Approximately 1,575 sq ft (146.32 sq m)
- Air conditioning and shower facilities
- Within approximately 7 minutes walk of Temple Meads Railway Station



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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## LOCATION

The premises is located within approximately 10 minutes walk of Bristol's city centre amenities, and national road and rail connections, to include:

- The Finzels Reach development is a stones throw away, and offers a mix of independent restaurants, cafes, bars, offices, and hotels, together with residential living space.
- Castle Park, Cabot Circus, Broadmead Shopping Centre, Bristol's 'Old Quarter', and the famous waterfront are all located within close walking distance.
- Temple Meads Railway Station is just a 7 minute walk away and offers frequent services to London.
- Nearby occupiers and amenities include Tesco Express, Pret a Manger, Left Handed Giant, Bella Vista, The Well Head, Le Vignoble, and a weekly street food market.

Other office occupiers within the vicinity include BBC Studios, Channel 4, Osborne Clarke, Gleeds, and Clarke Wilmot.

## DESCRIPTION

The available space is located on the ground floor and provides modern, open plan accommodation with a fully glazed frontage, fitted kitchen, WC facilities and a shower.

The office is finished and decorated to a contemporary standard to include high quality, glazed meeting rooms, a mix of wood-effect and carpeted flooring, modern lighting and comfort cooling.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,575 sq ft (146 sq m).

## TENURE

The premises is available to rent 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.

## QUOTING RENT

£28.00 per sq ft per annum exclusive.



## PLANNING

Use Class E - therefore suitable for a wide range of uses.

## EPC

The property has an energy performance rating of E (107).

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the premises has the following designation:

Rateable Value:	£34,750.00
Rates Payable (2021/2022):	£17,340.20

## VAT

We have been advised that the property is elected for VAT.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants*



## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

**Burston Cook**

**FAO:** Finola Ingham MRICS / Vicki Grimshaw BSc (Hons)

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**HTC**

**FAO:** Lizzie Boswell

**Tel:** 0117 923 9234

## SUBJECT TO CONTRACT

August 2022..

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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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