

IMPRESSIVE HQ OFFICE DUE TO FULLY BE REFURBISHED

Georgian House, 129 Cumberland Road, Bristol, BS1 6UX



- A self-contained, HQ office building providing office suites ranging from approximately 593 sq ft–2,303 sq ft (55.09 sq m–213.95 sq m).
- Harbourside location within easy walking distance of Wapping Wharf and the city centre
- Due to be fully refurbished
- On-site showers and changing facilities, secure bike storage, and communal green spaces
- Two on-site car parking spaces



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is located at the junction of Cumberland Road and Gas Ferry Road, south of Bristol city centre. The Harbourside provides occupiers with an attractive mixed use environment for their staff, with many bars, restaurants, leisure and residential amenities on your doorstep. Cumberland Road provides easy access to the A4 both to the east and west.

DESCRIPTION

The property comprises a substantial self contained office, providing accommodation over three floors, which is due to be refurbished throughout to a high specification - (further information on request). In addition to this, a separate shower and bike storage facility will also be available on site, together with shared use of a private courtyard garden.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:

Ground Floor:	593 sq ft	55 sq m
First Floor:	843 sq ft	78 sq m
Second Floor:	867 sq ft	81 sq m
Total:	2,303 sq ft	214 sq m

The property is available as a whole or on a floor by floor basis.

CAR PARKING

There are two demised car parking spaces .

TENURE

The property is available to rent on a floor by floor basis or as a whole are by way of a new full repairing and insuring lease/s for a term of years to be agreed. A small service charge is also payable towards the upkeep of the common areas.

QUOTING RENT

£17.50 per sq ft pax.



USE

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

EPC

An EPC has been commissioned and will be available for inspection.

BUSINESS RATES

The properties require new separate rates assessments and interested parties are advised to make their own enquiries direct with the Valuation Office Agency to establish the exact rates payable.

VAT

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

LEGAL FEES

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

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



VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

Burston Cook

FAO: Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

Lambert Smith Hampton

FAO: Peter Musgrove

Tel: 0117 926 6666

Email: Pmusgrove@lsh.co.uk

SUBJECT TO CONTRACT

Updated 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.

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

