

SELF CONTAINED, 'MEWS STYLE' OFFICE

1 Kings Court, Little King Street, Bristol, BS1 4HW



- An attractive, self contained office
- Open plan accommodation arranged over two floors
- Approximately 1,189 sq ft (110 sq m)
- 1 car parking space available with the property
- Central location, just off Queen Square



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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is located fronting onto Little King Steet situated just off the historic Queen Square. Broadmead shopping centre and Cabot Circus are all within walking distance, with Temple Meads Railway Station being a 10 minute walk away. There is plenty of public parking nearby and the building has easy access to major motorway networks. Local amenities include restaurants, traditional pubs, bars, cafes and a number of attractive landscaped outdoor spaces making this a popular location for office workers.

DESCRIPTION

The property is arranged over the ground and first floors and is completely self contained with WC and kitchenette facilities. The property benefits from dark grey carpets, suspended ceiling tiles, neutral decorations and LED lighting. There are also bike racks to the rear of the property.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate usable floor area of 1,189 Sq Ft (110 Sq M).

TENURE

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £22.00 psf pax. A small estates charge will also be payable.

CAR PARKING

To the rear of the property there is one allocated parking space which is available by way of separate negotiation at a rent of £1,950 per annum.

PLANNING

Office use.

BUSINESS RATES

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

Rateable Value : £11,000
Rates Payable (2021/2022): £5,489

We understand that due to recent changes regarding small business rates relief, properties that have a Rateable Value of less than £12,000 will benefit from 100 % relief, however, this is specific to individual occupiers and you are advised to make your own enquiries with the Valuation Office Agency website to confirm the details.

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

VAT

We understand that the building is not elected for VAT .

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/3507-9844-7102-0825-9738>

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 sole agent:

Burston Cook

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SUBJECT TO CONTRACT

November 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.