

FULLY FURNISHED, PLUG & PLAY WATERFRONT OFFICE—TO LET

First Floor, The Landing, 125 Redcliff Street, Bristol, BS1 6HU



- Approximately 3,029 Sq Ft (281.4 Sq M)
- On site car parking, bike and shower facilities
- Air conditioned space with two balconies overlooking the Floating Harbour
- Fully fitted and refurbished to a high standard to create a fast turnaround, ready for tenant to move immediately into

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**
0117 934 9977

LOCATION

The Landing is located on Redcliff Street which is in the heart of the central business district, approximately 10 minutes walk from Temple Meads station and within 15 minutes of the highly acclaimed Cabot Circus. The building overlooks the Floating Harbour and there are many local amenities, cafes, bars and restaurants all just a short walk away.

DESCRIPTION

The Landing is a boutique, waterfront office development which was designed to provide a fast turnaround, high quality, plug and play work-space fitted out to a very high standard to include furniture. The available space located on the first floor and provides an open plan floor plate with fitted meeting rooms, kitchen, reception and break out areas, together with shower and WC facilities. In addition to this there are two balconies that wrap around two of the elevations, with stunning waterside views overlooking Bristol's Floating harbour. There is also a most attractive reception entrance with passenger lift.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has an approximate net internal floor area of 3,092 Sq Ft (281.4 Sq M).

The space is currently fitted out with:

- 40 workstations / desks
- Fully fitted kitchen with breakfast bar and benching
- 2 x glazed meeting rooms
- Soft seating in reception area
- Soft seating to provide an additional break out area overlooking the water
- Cupboards / storage units
- 2 x balconies overlooking the Floating Harbour

CAR PARKING

2 licenced car parking spaces could be made available by way of separate negotiation.

BIKE STORAGE

Secure bike storage and shower facilities are available on site.

TERM

The first floor is available to rent, fully furnished, by way of a new sub-lease for a term up until the 12th November 2024.

Alternatively a new lease may be available direct with the landlord.





SUB-RENT

£38.75 per sq ft pax.

BUSINESS RATES

In accordance with the Valuation Office Agency Website the office has the following designation:

Rateable Value: £53,000
Rates Payable (2022/2023): £27,136

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0663-0431-8309-8806-0002>

VAT

The property is elected for VAT and therefore VAT will be payable on all prices.

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

FAO: Finola Ingham MRICS
Tel: 0117 934 9977
Email: Finola@burstoncook.co.uk

SUBJECT TO CONTRACT

February 2023

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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