

# A FANTASTIC EXAMPLE OF 1970'S BRUTALIST ARCHITECTURE

First Floor, 7 Hill Street, Bristol, BS1 5PU



- Clear span floor plate (no columns)
- Approximately 5,621 sq ft (522 sq m)
- Up to 6 on-site car parking spaces
- Secure bike lockers and shower
- Newly refurbished entrance
- New Velfac, double glazed, opening argon filled windows



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 property is strategically located on Hill Street, being just 5 minutes walk to Clifton and 5 minutes walk to Bristol City Centre. Hill Street runs parallel to Park Street which is home to a wide variety of high quality restaurants, bars and retail shopping outlets, and therefore a most popular location amongst employers and employees alike. There is easy access to the motorway network via either the M32 or the M5.

## DESCRIPTION

The property is a superb example of modern 1970's brutalist architecture, which has been refurbished to meet modern office occupiers' needs. The suite is located on the first floor and provides a clear span, open plan office with LED lighting. The office has been redecorated and re-carpeted and the front portion of the office now includes an exposed concrete ceiling with feature lighting. In addition to this, the suite benefits from its own WCs, shower and kitchen.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the office has a following approximate useable floor area of 5,621 sq ft (522 sq m).

## CAR PARKING & BIKE STORAGE

Up to 6 secure on site car parking spaces can be made available with the suite (in the secure car park located to the rear of the property) and secure bike lockers are also available.

## TENURE

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

## RENTAL

On application.  
Car parking to be charged at an additional rate of £1,500 per space, per annum exclusive.

## BUSINESS RATES

Rateable Value: £63,000  
Rates Payable (2022-2025): £32,256

## ENERGY PERFORMANCE CERTIFICATE

Rating C (67).

## VAT

We understand that the building is elected for VAT and therefore VAT will be payable.



## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Finola Ingham FRICS  
Tel: 0117 934 9977  
Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk)

## SUBJECT TO CONTRACT

Updated March 2024

### 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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