

TO LET- GEORGIAN OFFICE IN THE HEART OF THE CITY CENTRE

4-5 College Green, Bristol, BS1 5TF



- A second floor office, in a substantial building located in the heart of the city centre and fronting onto College Green.
- Due to be fully refurbished to a high standard throughout to provide attractive, open plan office space.
- Approximate NIA of 1,028 sq ft (95.50 sq m).
- Benefits from a rear courtyard and basement storage.
- One car parking space.



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 situated on College Green, in the heart of Bristol City Centre, adjacent to the Royal Bristol Marriott Hotel and close to the intersection of Park Street and Anchor Road.

The property is located within a short walk of the city centre Bus Station, and approximately 15-20 minutes from Bristol Temple Meads Railway Station which provides local and national rail links.

The property backs onto the harbourside, where there are a host of restaurants and bars, coffee shops, a cinema and museums, and where there are often markets and events held.

DESCRIPTION

The property comprises a Grade II Listed office building and is situated in the College Green Conservation Area. The accommodation is configured over the second floor and benefits from shared basement storage.

The property is due to be fully refurbished to provide predominantly open plan accommodation with a specification to include new carpeting throughout, perimeter power points, LED lighting, and gas central heating. The property also boasts a number of features to include coving, ceiling roses, wall panelling, and timber sash windows providing views onto College Green.

CAR PARKING

There is one allocated car parking space located in the Royal Bristol Marriott underground car park.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,028 sq ft (95.50 sq m).

RENT

£23.00 per sq ft per annum exclusive.

TENURE

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

The property is available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed.

PLANNING

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

According to the Valuation Office Agency website, the property has the following 2023/2024 rates designation:

Rateable Value: £34,750

Rates Payable: £17,340.25

Please note the above business rates are for the building as a whole, therefore the building requires a new business rates assessment due to the floors being let separately.

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.





VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Vicki Grimshaw MRICS

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated—September 2024

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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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