

HIGH QUALITY OFFICES TO LET

Springfield House, 45 Welsh Back, Bristol, BS1 4AG



- Located just off Queen Square
- Modern, open plan floor plates with an attractive dual aspect
- From approx 1,445 sq ft–8,444 sq ft (134 sq m–784 sq m)
- Secure onsite car parking
- Passenger lift, bike storage and shower facilities
- Due to be refurbished throughout



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

Springfield House is located on the Welshback in the heart of Bristol City Centre. The property is located a 5 minute drive / 14 minute walk away from Bristol Temple Meads Railway Station and a short distance walk to many local amenities, shops and restaurants to include Coffee#1, Spicer & Cole, Cow & Sow, The Riverstation, 6 O'Clock Gin's new floating bar and the new BOXHALL development, which when complete, will provide a new food hall offering premium food, beer and music.

DESCRIPTION

The property comprises a modern office providing accommodation over ground and 3 upper floors, together with secure car parking and bike storage in the basement. The floors themselves are well proportioned and provide light, airy and useable space with an attractive dual aspect outlook. The building will shortly undergo a refurbishment and also benefits from a passenger lift, WC's and shower facilities.

ACCOMMODATION

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

| | | |
|---------------|--------------------|----------------------|
| Ground Floor: | 1,445 Sq Ft | (134.24 Sq M) |
| First Floor: | 2,333 Sq Ft | (216.71 Sq M) |
| Second Floor: | 2,333 Sq Ft | (216.71 Sq M) |
| Third Floor: | 2,333 Sq Ft | (216.71 Sq M) |
| Total: | 8,444 Sq Ft | (784.37 Sq M) |

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

CAR PARKING

There is secure car parking for up to 6 cars located in the basement with a possibility to double park

TERMS

The property is available to rent by way of a new lease(s) for a term of years to be agreed. A small service charge will be payable to cover the cost of any shared or communal items, if the building is let on a floor by floor basis. Rent on application

PLANNING

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

VAT

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

BUSINESS RATES

The property is currently rated as a whole.

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

| | |
|----------------------------|----------|
| Rateable Value: | £110,000 |
| Rates Payable (2023/2024): | £56,320 |

Interested parties are advised to make their own investigations to verify the above information.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0150-0038-4289-0800-8092>.

LEGAL COSTS

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

SUBJECT TO CONTRACT

November 2023

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.

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 contract 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 should satisfy themselves as to the fitness of such items for their requirements.

