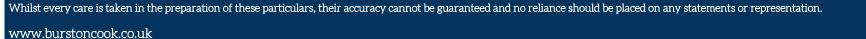


- Located just off Queen Square and opposite the new BOXHALL development
- Modern, open plan floor plates with an attractive dual aspect
- Approx NIA of 8,444 sq ft (784 sq m)
- Secure onsite car parking for up to 6 cars
- Passenger lift, bike storage and shower facilities
- Due to be refurbished throughout





BURSTON COOK 0117 934 9977

| property is located Railway Station at to include Coffees floating bar and the new food hall offees DESCRIPTION The property com upper floors, toge floors themselves | is located on the Welshback in the heart of Bristol City Centre. The l a 5 minute drive / 14 minute walk away from Bristol Temple Meads ad a short distance walk to many local amenities, shops and restaurants 41, Spicer & Cole, Cow & Sow, The Riverstation, 6 O'Clock Gin's new ne new BOXHALL development, which when complete, will provide a ring premium food, beer and music. prises a modern office providing accommodation over ground and 3 ther with secure car parking and bike storage in the basement. The are well proportioned and provide light, airy and useable space with an bect outlook. The building will shortly undergo a refurbishment and | following design Rateable Value: Rates Payable (20 Interested partie information. EPC | ith the Valuat hation: 024/2025): hs are advised f | £110,000 £56,320 to make their ow | y (www.voa.gov.uk) the property has the n investigations to verify the above energy-certificate/0150-0038-4289-0800- |
|--|---|--|---|---|--|
| also benefits from a passenger lift, WC's and shower facilities. | | 0072. | | | |
| ACCOMMODATION | | LEGAL COSTS Each party is to be responsible for their own legal fees incurred in this transaction. | | | |
| In accordance with the RICS Code of Measuring Practice the property has the following | | Lacit party 13 to t | beresponsible | | |
| approximate net internal floor areas: | | TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING As part of the application process company accounts/proof of funds will be requested | | | |
| Ground Floor: | 1,445 Sq Ft (134.24 Sq M) | | | | guarantee may be required. Money |
| First Floor: | 2,333 Sq Ft (216.71 Sq M) | | | | anti money laundering checks on |
| Second Floor: | 2,333 Sq Ft (216.71 Sq M) | prospective tenants/purchasers and you will be asked to provide the necessary | | | e asked to provide the necessary |
| Third Floor: | 2,333 Sq Ft (216.71 Sq M) | identification do | cuments whe | n required. | |
| Total: | 8,444 Sq Ft (784.37 Sq M) | | | | |
| | VIEWING AND FURTHER INFORMATION | | | | |
| CAR PARKING | S trictly by appointment only through the sole agent: | | | | |
| There is secure car parking for up to 6 cars located in the basement with a possibility to double park. | | Burston Cook | | | |
| double park. | | | ola Ingham FR | ארכ | |
| TERMS | | | 7 934 9977 | | |
| The property is available to rent by way of a new lease for a term of years to be agreed | | | ola@burstoncc | ook.co.uk | |
| RENT | | SUBJECT TO CO | ONTRACT | | November 2024 |
| £29.50 psf pax | | | | | |
| PLANNING Use Class E – therefore suitable for a wide range of uses. | | 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. | | | |
| VAT | | presence or otherwise of a | any aspestos or aspesto | os related compounds in the | e property. |
| The property is elected for VAT and therefore VAT will be payable on all prices. | | 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) on 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 should satisfy themselves as to the fitness of such items for their requirements.

