

CONTEMPORARY OFFICE SUITES IN THE CITY CENTRE—TO LET

Ground Floor, Arlight House, 3 Unity Street, Bristol, BS1 5HH



- Attractive office suites in the heart of the city centre within a stones throw of College Green Park and the harbourside
- Two attractive suites of 658 sq ft and 1,331 sq ft which could be combined
- Modern specification to include fresh air ventilation system, shower facilities, and potential for bike storage
- New lease(s) available



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 property is situated on Unity Street which is located just off Park Street, in close proximity to City Hall and College Green with the affluent suburbs of Clifton, Redland and Cotham located nearby. The property's location provides excellent access on foot to both the Bristol University campus and the business districts in the city centre and there are excellent transport links to the rest of the city and Temple Meads train station.

DESCRIPTION

The office suites are located on the ground floor and provides contemporary and modern office accommodation. The specification includes LED lighting, a fresh air ventilation system, gas central heating, wood effect flooring, and brick slip feature walls. There are shared male and female WCs, shower facilities and kitchenette.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the suites have the following approximate net internal areas:

Ground Floor (left):	658.06 sq ft	(61.13 sq m)
Ground Floor (right):	1,331.64 sq ft	(123.70 sq m)

Both suites including the kitchenette are available as a whole providing a total approximate NIA of 2,345 sq ft.

CAR PARKING

Up to 2 car parking spaces can be made available by way of separate licence agreements in a secure car park located just off Lower Park Row at a rent of £1,750 per space pax.

TERMS

The suite(s) are available to rent by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

QUOTING RENT

£23.00 per sq ft pax.

BUSINESS RATES

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

Rateable Value:	£35,500
Rates Payable (2024/2025):	£17,714.50

PLANNING

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

VAT

We have been advised that the property is elected for VAT.

EPC

The property has an EPC rating of D (79).

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: Luke Dodge MRICS / Finola Ingham FRICS

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SUBJECT TO CONTRACT

March 2025.

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