

LOFT STYLE OFFICES TO LET

Mariner House, 62 Prince Street, Bristol, BS1 4QD



- Refurbished, loft style offices
- Approximately 1,200 sq ft (111.48 sq m)
- Open plan floor plate
- Excellent city location between Queen Square and The Waterfront
- New lease available
- Passenger lift, showers, secure bike storage with heated end of journey lockers



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 fronts onto Prince Street in an established city centre office location between Queen Square and The Waterfront of Bristol's floating harbour. Cabot Circus main shopping centre and Temple Meads Railway Station are within walking distance and there is a wide variety of retail and leisure amenities situated close by, particularly along The Waterfront and within Wapping Wharf and Cargo.

There are a number of NCP car parks close to the property.

DESCRIPTION

The property comprises an attractive former warehouse building, which has been sensitively converted to provide contemporary loft style open plan offices.

Each floor provides a large open plan layout, which can be readily sub-divided by a tenant to meet their own partitioning needs.

Finishes include wood flooring, LED lighting, gas central heating, fitted kitchen all finished to a contemporary loft style. There is also a shower together with a passenger lift, which links to all floors. Located in the basement is secure bike storage with heated lockers.

ACCOMMODATION

The available suite has an approximate net internal floor area of 1,200 sq ft (111.48 sq m).

TENURE

The suite is available to let 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.

RENT

£23.50 psf pax.

SERVICE CHARGE

A service charge is levied to cover a fair proportion of the landlords costs in maintaining and repairing common parts and providing common services – details on application.

BUSINESS RATES

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

Rateable Value:	£14,000
Rates Payable (2024/2025):	£6,986

Interested parties are advised to make their own checks and verify this information and to also see if they would be eligible for a small business rates relief.

EPC

The property has an energy performance rating of D (77).

VAT

We understand that the property is VAT elected and therefore VAT is payable on all prices.

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: Finola Ingham FRICS / Vicki Grimshaw

Tel: 0117 934 9977

Email: Finola@burstoncook.co.uk / Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

April 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.

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 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

