

LOFT STYLE OFFICES TO LET

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



- A new lease is available with annual rolling breaks
- Approximately 1,200 sq ft (111.48 sq m)
- Open plan floor plate
- Excellent city location between Queen Square and The Waterfront
- 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**
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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.

The first floor provides open plan space with fitted kitchenette, which can be readily sub-divided by a tenant to meet their own partitioning needs. 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 first floor office 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.

Annual break clauses are also available, subject to a minimum term of 1 year and 4 months notice.

RENT

On application.

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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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Tel: 0117 934 9977

Email: Finola@burstoncook.co.uk

SUBJECT TO CONTRACT

November 2024

