

# STUDIO STYLE OFFICE TO LET

First Floor, Griffin House, 15-16 Lower Park Row, Bristol, BS1 5BN



- An office suite available within an attractive, centrally located office building
- First floor office - approximately 1,404 sq ft (130 sq m)
- 1 allocated car parking space
- Meeting rooms already in situ
- Secure bike storage to the rear of the property
- New lease 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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## LOCATION

Griffin House is prominently located fronting Lower Park Row, close to the B.R.I and Bristol University. The area remains a popular and sought-after location for retail, office and leisure uses due to its excellent position linking the city centre to The Triangle, Park Street and Clifton, providing a high level of passing vehicle traffic and pedestrian footfall. Network connections are excellent, with the M32 less than 2 miles away providing access to the M4/M5 motorway network, and Bristol Temple Meads Station only approximately 1 mile away.

## DESCRIPTION

The building is a self-contained, three storey with the available space being located on the first floor and arranged as two open plan rooms with two useful meeting rooms and fitted kitchenette. The office has recently been refurbished to include carpeting and LED lighting and benefits from good natural light and far reaching views over the city centre which can be enjoyed via a 'Juliette balcony'.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal area of 1,404 sq ft (130 sq m).

## CAR PARKING

One demised car parking space to the rear of the property.

## TENURE

The premises is available by way of new effectively full repairing and insuring lease, by way of a service charge for a term of years to be agreed.

## RENT

Upon application.

## PLANNING

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

## EPC

The building as an Energy Performance Rating of D (79).

## VAT

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

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## BUSINESS RATES

In accordance with the Valuation Office Agency, the premises has the following designation.

Rateable Value: £15,250  
Rates Payable (2024/2025): £7,609.75

*Interested parties are advised to make their own enquiries to verify this information.*

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## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

## Burston Cook

FAO: Finola Ingham FRICS  
Tel: 0117 934 9977  
Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk)

## SUBJECT TO CONTRACT

August 2024

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