

SUBSTANTIAL EDUCATION BUILDING TO RENT

25 King Square, Bristol, BS2 8JN



- Substantial and prominent corner building fronting onto King Square
- Approximate NIA of 5,910 sq ft (549 sq m)
- Available as a whole, or consideration would also be given to floor by floor lettings
- New lease available
- Existing use is education use, but would also suit other employment uses such as offices, medical, leisure, etc (STP)



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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0117 934 9977

LOCATION

King Square is conveniently located near a variety of local amenities and situated in the lively Stokes Croft area, just a short walk from an array of independent cafes, restaurants and shops that give the neighbourhood its unique eclectic vibe.

The Square is also close to the Bristol shopping quarter, offering a wide range of retail options from high street brands to boutique stores.

The property overlooks King Square which is a charming, public space nestled in the heart of the city and the property also benefits from excellent public transport links including the nearby bus station, bus routes and Bristol Temple Meads railway station.

DESCRIPTION

The property comprises a substantial corner building fronting onto King Square providing accommodation over basement, ground, first and second floors, (the basement being significantly smaller and used as a services room and stores). Internally the building is fitted to a good standard for its existing educational use as recording studios, rehearsal rooms and ancillary offices.

More specifically, the property is arranged as follows:-

The ground floor is arranged as a reception area with platform lift (providing DDA access), leading up to a large ground floor recording / performance studio with a suspended ceiling, LED lighting, perimeter trunking, heating and cooling and soundproofing. In addition there are also two partitioned office rooms together with a server room and two WC's, once of which is combined with a shower. The windows to the side elevation benefit from roller shutters.

The first floor benefits from a series of partitioned rooms which could be stripped out to provide one large open plan space together with a kitchenette / breakout room, disabled WC, male and female WC's and a gender neutral WC. The platform lift also provides access to this floor.

The second floor is arranged as multiple recording booths with are fully soundproofed and rehearsal spaces; again, all with potential to be removed to provide an open plan floor plate.

The basement is currently utilised as the plant room.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has the following approximate net internal floor areas:

Ground Floor:	1,741 sq ft	(161.7 sq m)
First Floor:	1,623 sq ft	(150.7 sq m)
Second Floor:	1,998 sq ft	(185.6 sq m)
Basement:	548 sq ft	(51 sq m)
Total:	5,910 sq ft	(549 sq m)

The property is available to lease as a whole, or consideration would be given to floor by floor lettings.

PLANNING

We understand the property benefits from an existing educational use, however the property would suit various other commercial or employment uses including offices, medical, leisure etc.

TENURE

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed.



Ground floor recording / performance studio



Soundproofed recording studio



QUOTING RENT

On application.

EPC

The property has an Energy Performance rating E (109).

BUSINESS RATES

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

Rateable Value: £42,750.00

Rates Payable (2023/2024): £21,332.25

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

We have been advised that the property is not elected for VAT.

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.

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: Finola Ingham FRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

June 2024

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

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