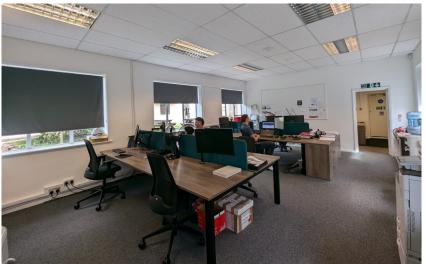


- A ground floor office suite, providing predominately open plan office accommodation with meeting room and separate entrance.
- Harbourside location within easy walking distance of Wapping Wharf and the city centre.
- On-site showers and changing facilities, secure bike storage, and communal green space.
- Approximate NIA of 638 sq ft (59.28 sq m).





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	EPC
The property is located at the top of Cumberland Road, south of Bristol city centre. The	The property has an Energy Performance rating D (93).
Harbourside provides occupiers with an attractive mixed use environment for their staff,	
with many bars, restaurants, leisure and residential amenities on the doorstep.	LEGAL FEES
Cumberland Road provides easy access to the inner city ring road which further provides	Each party is to be responsible for their own legal fees incurred in this transaction.
access to the M32 and M4 motorway networks.	VIEWING AND FURTHER INFORMATION
	Strictly by appointment only through the sole agent:
DESCRIPTION	
The property comprises a ground floor office suite, offering predominately open plan	Burston Cook
office space with partitioned meeting room. The property also benefits from a separate	FAO: Luke Dodge MRICS
entrance. The property is due to be refurbished to include LED lighting, new carpet and	<b>Tel:</b> 0117 934 9977
redecoration of common parts.	Email: luke@burstoncook.co.uk
The site benefits from shower facilities, secure bike storage, and shared use of a private	SUBJECT TO CONTRACT
courtyard garden.	August 2024
courtyard Barden.	
ACCOMMODATION	
In accordance with the RICS Code of Measuring Practice, the property has an	
approximate net internal floor area of 638 sq ft (59.28 sq m).	
TENURE	
The suite is available 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	
Upon application.	
PLANNING	
Use Class E – therefore suitable for a wide range of uses.	
BUSINESS RATES	
The property requires a new business rates assessment in order to determine the rates payable.	
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 elected for VAT.	
Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and o	
as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering	, Regulations, Burston Cook require any purchaser of tenant to pro-
vide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 ((	COOK

0117 934 9977

with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.