

# GROUND FLOOR OFFICE SUITE—TO LET

The East Wing, 129 Cumberland Road, Bristol, BS1 6UY



- 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).



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## LOCATION

The property is located at the top of Cumberland Road, south of Bristol city centre. The Harbourside provides occupiers with an attractive mixed use environment for their staff, with many bars, restaurants, leisure and residential amenities on the doorstep.

Cumberland Road provides easy access to the inner city ring road which further provides access to the M32 and M4 motorway networks.

## DESCRIPTION

The property comprises a ground floor office suite, offering predominately open plan office space with partitioned meeting room. The property also benefits from a separate entrance. The property is due to be refurbished to include LED lighting, new carpet and redecoration of common parts.

The site benefits from shower facilities, secure bike storage, and shared use of a private courtyard garden.

## 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.

## EPC

The property has an Energy Performance rating D (93).

## 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:** Luke Dodge MRICS

**Tel:** 0117 934 9977

**Email:** luke@burstoncook.co.uk

## SUBJECT TO CONTRACT

August 2024

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