

GROUND FLOOR OFFICE, WITH PARKING - TO LET

The Cocoa House, Ground Floor, 129 Cumberland Road, Bristol, BS1 6UY



- Approximately 2,304 sq ft (214.01 sq m)
- A ground floor open plan office, benefiting from a kitchenette, meeting room, LED lighting, gas central heating and carpet flooring
- The property is allocated 5 car parking spaces. Additional parking spaces available via separate negotiation
- Located on Spike Island and walking distance to both Wapping Wharf and Bristol city centre
- Use Class E—suitable for a variety of other uses



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**
0117 934 9977

LOCATION

The property is situated on a prominent roadside location facing Cumberland Road, which is a main throughfare road between Spike Island and Wapping Wharf, just south of Bristol city centre. Spike Island is located on the Harbourside and incorporates Bristol Marina and Brunel's SS Great Britian. Wapping Wharf is approximately 0.5 miles to the east and benefits from many of Bristol's best restaurants.

Cumberland Road provides easy access to the inner city ring road which further provides access to the M32 and M4 & M5 motorway networks.

DESCRIPTION

The property comprises a ground floor open plan office, benefitting from a kitchenette, meeting room, LED lighting, carpet tile flooring, two separate entrances, communal male, female, disabled WC facilities, shower facilities and bike storage.

CAR PARKING

The property is allocated 5 car parking spaces. Additional car parking spaces are available via separate negotiation.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,304 sq ft (214.01 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. There is a small estates charge payable.

RENT

£41,500 per annum exclusive.

PLANNING

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

BUSINESS RATES

The business rates needs to be separately reassessed.

EPC

The property has an energy performance rating of D.



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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Luke Dodge MRICS

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SUBJECT TO CONTRACT

January 2025

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