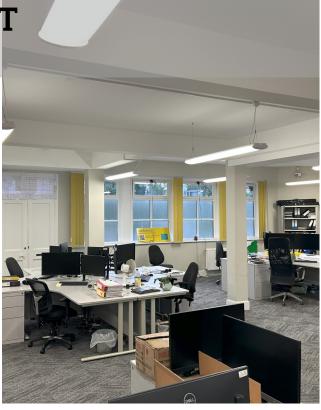
GROUND FLOOR OFFICE, WITH PARKING - TO LET

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





## 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**

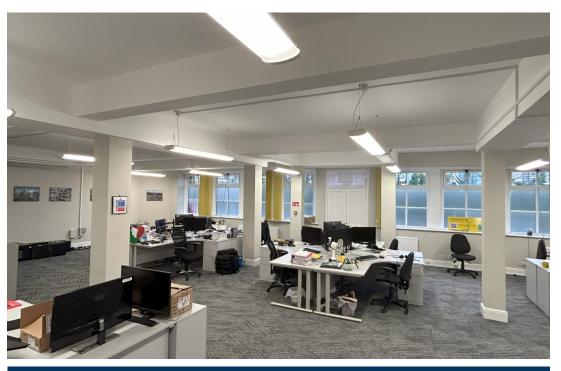
Use Class E – therefore suitable for a wide range of uses.

#### **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 Tel: 0117 934 9977

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

# SUBJECT TO CONTRACT

January 2025

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.

