

FIRST AND SECOND FLOOR OFFICE IN CENTRAL LOCATION

49 Park Street, Bristol, BS1 5NT



- Approximately 822– 1,204 sq ft (76.37–111.86 sq m)
- City centre office location, with great views overlooking Park Street
- Rent quoted only £11,500 per annum exclusive for 1st floor and £16,000 per annum exclusive for 2nd & upper floor
- Located within walking distance of the harbourside, Bristol's Old Quarter, Whiteladies Road and Cabot Circus.
- Bright and airy accommodation

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 Park Street in the heart of Bristol city centre, with the affluent suburbs of Clifton, Redland and Cotham nearby. The property is very close to Brandon Hill park and provides views out over the newly redeveloped St Georges Concert Hall at the rear. The property's location provides excellent access on foot to both the Bristol University campus and the business districts in the city centre and there are excellent transport links to the rest of the city and Temple Meads train station.

DESCRIPTION

The property comprises first, second and upper floor offices, prominently positioned on the corner of Park Street and Great George Street. The offices benefit from kitchenettes, meeting rooms, W.C's, high ceilings, dual aspect windows providing excellent natural light, feature and LED lighting.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas

First Floor Office

822 sq ft (76.37 sq m)

Second Floor Office and upper floor

1,204 (111.86 sq m)

TENURE

The offices are available by way of a new effectively full repairing and insuring leases by way of a service charge, for a term of years to be agreed.

RENT

First Floor Office: £11,500 per annum exclusive

Second Floor Office & upper floor: £16,000 per annum exclusive

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property is currently assessed on a floor by floor basis and has the following designation:

First Floor Office

Rateable Value: £9,700

Rates Payable (2024/2025) £4,840.30





Second Floor and upper floor

Rateable Value: £10,250

Rates Payable (2024/2025) £5,114.75

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

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SUBJECT TO CONTRACT

February 2025

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