

# GROUND FLOOR COMMERCIAL UNIT WITH “CLASS E” USE

7a Orange Street, Bristol, BS2 9HG



- Open plan and fitted out in an industrialist style
- Accommodation can be provided ranging from approximately 1,000–1,927 sq. ft (179.10 sq. m)
- Available for a range of uses under Use Class E
- Excellent location just off the A4032 which provides access to Bristol's inner ring road and the wider motorway network
- New lease available



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COOK**  
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## LOCATION

The subject property is located on Orange Street, a vibrant location within St Paul's which has been subject to significant investment in recent years, offering a culturally rich and dynamic location, and which attracts a range of businesses to include offices, retail and leisure users.

Orange Street is a convenient city centre location within a short walk of Cabot Circus retail development and Bristol city centre. There is also easy access to the M32 motorway and to Temple Meads Railway Station via the inner circuit ring road.

## DESCRIPTION

The property comprises an open plan, ground floor unit which has been fitted out to provide contemporary accommodation in an industrial style, with concrete ceiling and exposed features. The property offers an excellent space for a range of uses.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,927 sq. ft (179.10 sq. m).

The space may be divided to provide smaller lot sizes from 1,000 sq ft (92.9 sq m) upwards.

## TENURE

The unit 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

£12.50 per sq ft per annum exclusive

## PLANNING

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

## BUSINESS RATES

The property requires a new rates assessment. Further information can be provided upon request.

## EPC

The property is currently fit out to shell specification and therefore an EPC has not yet been produced.

## 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.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Vicki Grimshaw BSc (Hons) / Georgia Warfield BSc (Hons)

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## SUBJECT TO CONTRACT

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