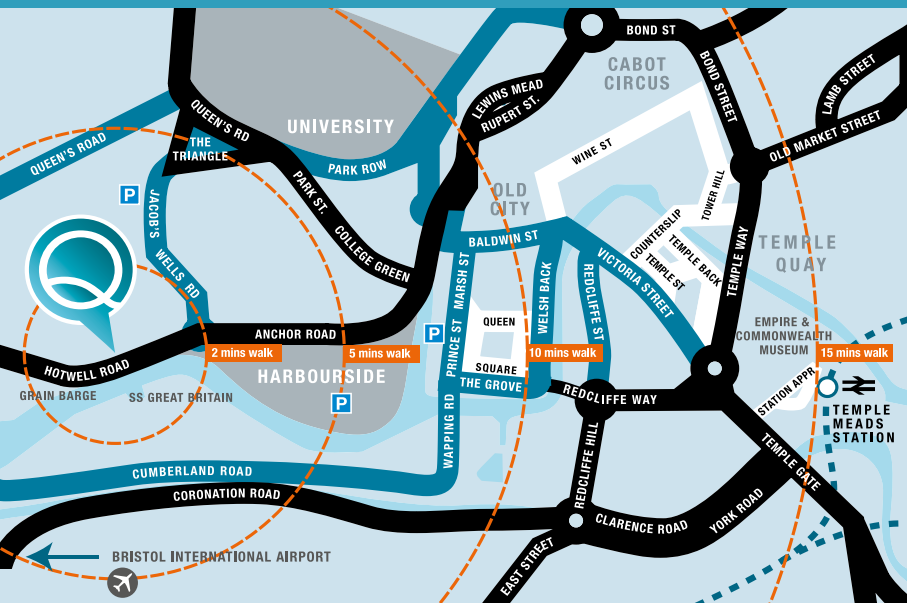


WATERFRONT OFFICES **TO LET** 2,375 SQ FT (220.6 SQ M)



- Waterfront location adjacent to Harbourside
- Stunning views across Bristol Harbourside & SS Great Britain
- Open plan refurbished office suites
- Shower and bike storage
- Secure on site car parking spaces
- Exposed services
- 5 mins walk from Clifton Triangle and Park St.
- 15 minutes walk from Cabot Circus



LOCATION

Quayside is located on Hotwell Road (the A4), which is situated in close proximity to both Clifton Village and the city centre. Hotwell Road is a popular location for businesses to capitalise on the easy commute into this side of the city and the picturesque surroundings of the old docklands. Hotwells and the whole dockland area has undergone substantial regeneration in recent years with recent success at Harbourside attracting companies such as HBOS, Hargreaves Lansdown, CMS Cameron McKenna, along with a mix of retailers, restaurants and bars, including Prezzo, Za Za Bazaar, Pitcher & Piano, Bristol Stable, Steak of Art, In Play Golf, Pure Gym and Tesco Express.



DESCRIPTION

The available space is located on the first floor and provides open plan accommodation with superb views across the docklands and in particular the SS Great Britain. The office has recently been refurbished to a contemporary standard to include exposed services, dark grey carpets, new suspended LED lighting, fitted kitchenette, floor boxes and air conditioning. The communal areas benefit from WC facilities to include a communal shower facility and passenger lift.

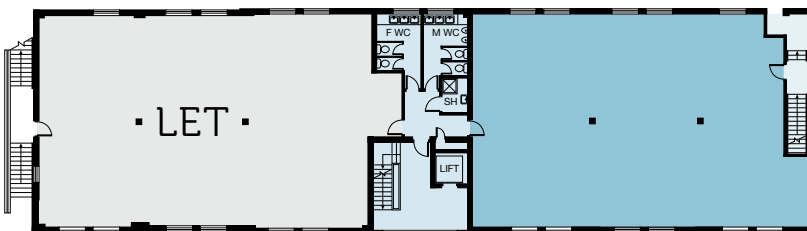
ACCOMMODATION

In accordance with the RICS Code of Measuring Practice the property has the following approximate net internal floor area: -

1st floor (East)	2,375 sq ft	220.6 sq m
------------------	-------------	------------

Up to 6 car parking spaces available.

1st floor (East)



(Indicative floorplan)

CAR PARKING

As well as the suite having secure on-site car parking, there is additional parking via daily or annual season tickets available at the West End car park located at the top of Jacobs Well Road a mere 5 minutes walk away.

EPC
70 (C).

TENURE

The accommodation is offered to let by way of a new effectively full repairing and insuring lease by way of a service charge.

VAT

We are informed that VAT will be chargeable on the rental.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in respect of this transaction.

VIEWING

Contact the sole agents Burston Cook:

Finola Ingham MRICS

T 0117 934 9977 M finola@burstoncook.co.uk

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: - (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property. (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues. Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Moose Studios 0117 950 8445 November 2021

