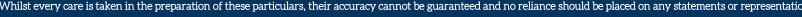
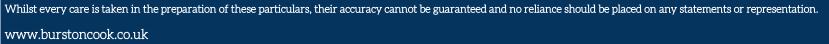


- Suites from approximately 406–2,429 sq ft (37.7–225 sq m)
- Light and airy office suites •
- Economical and flexible lease terms .
- Secure bike storage and car parking to rear •
- City centre location •
- Suitable for a range of different uses (STP) •



URSTON COOK 0117 934 9977







LOCATION	LEGAL COSTS
The property is located fronting onto the busy Park Row, close to the B.R.I and Bristol	Each party is responsible for their own legal costs incurred in respect of this transaction.
University. The area remains a popular and sought-after location for retail, office and	
leisure uses due to its excellent position linking the city centre to The Triangle, Park	ENERGY PERFORMANCE CERTIFICATE
Street and Clifton, providing a high level of passing vehicle traffic and pedestrian	Rating = D (83).
footfall.	
	VAT
DESCRIPTION	TBC.
6 Lower Park Row is an attractive period office building with the space providing light	
and airy office accommodation which is well presented throughout with a kitchenette,	LEGAL COSTS
WC's and secure on site bike storage. To the rear of the building is a car park.	Each party is responsible for their own legal costs incurred in respect of this transaction.
ACCOMMODATION	VIEWING AND FURTHER INFORMATION
In accordance with the RICS Code of Measuring Practice, the property has the following	Strictly by appointment only through the sole agent:
approximate net internal floor areas: -	
	Burston Cook
Ground & lower ground floor: 850 sq ft (78.96sq m)	FAO: Finola Ingham MRICS
First floor: 482 sq ft (44.8 sq m)	Tel: 0117 934 9977
Second floor: 692 sq ft (64.18 sq m)	Email: finola@burstoncook.co.uk
Third floor: 406sq ft (37.73 sq m)	
Total: 2,429 sq ft (225 sq m)	SUBJECT TO CONTRACT Updated March 2023
The property is available to rent as a whole, or as a floor by floor basis.	
CAR PARKING & BIKE STORAGE	
To the rear of the building is a car park which can accommodate up to 5 cars—parking is	
charged separately. There is secure bike storage in the basement.	
TERMS	
The property is available to rent as a whole or on a floor by floor basis, by way of a new	
effectively full repairing and insuring lease (s).	
RENT	
Upon application.	
	CONTROL OF ASBESTOS AT WORK REGULATIONS 2002
BUSINESS RATES	Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has
At present each floor is assessed separately.	control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the
Interested parties are advised to make their own enquiries direct with the Valuation	presence or otherwise of any asbestos or asbestos related compounds in the property.
Office Agency website (www.voa.gov.uk).	ANTI-MONEY LAUNDERING
	Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your
	Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars; may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants

