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CENTRAL OFFICE SUITE TO LET

6 KING STREET, BRISTOL, BS1 4EQ



- **GROUND FLOOR SUITE OF APPROX. 308 SQ. FT (28.61 SQ M)**
- **LIGHT AND AIRY ACCOMMODATION WITH SHARED FACILITIES**
- **ECONOMICAL AND AFFORDABLE RENT**
- **SECURE BIKE STORAGE**
- **FANTASTIC CITY CENTRE LOCATION**

SUBJECT TO CONTRACT

LOCATION

The property is located fronting onto King Street, an established commercial location in the heart of the city centre popular with office and leisure occupiers. King Street is located within easy walking distance of the city centre, The Waterfront, Temple Meads Train Station, Cabot Circus and Park Street.

DESCRIPTION

The property comprises an attractive end of terrace four-storey period office building. The available accommodation is a well-presented ground floor suite. The building benefits from a bookable meeting room, communal kitchen, shower and WCs, and secure bike storage.

ACCOMMODATION

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

Ground floor 308 sq ft (28.61 sq m)

TERMS

The suite is available by way of a new effectively full repairing and insuring sub-lease up until May 2026, by way of a service charge for a term of years to be agreed.

RENT

£6,300 per annum exclusive.

BUSINESS RATES

In accordance with the Valuation Office Agency Website (www.voa.gov.uk), the property has the following designation: -

Ground Floor Right Hand Suite

Rateable Value: £6,100

From 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.

ENERGY PERFORMANCE CERTIFICATE

Rating = C (74)

VAT

We understand that the building is elected for VAT, therefore VAT will be payable on prices.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Vicki Grimshaw or Holly Boulton

Tel: 0117 934 9977

Email: vicki@burstoncook.co.uk / holly@burstoncook.co.uk

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SEPTEMBER 2022

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.