



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
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STUDIO OFFICES TO LET

GRIFFIN HOUSE, 15-16 LOWER PARK ROW, BRISTOL, BS1 5BN



- **RECENTLY REFURBISHED, OPEN PLAN OFFICE ACCOMMODATION FROM 1,577 SQ FT (146.5 SQ M) - 3,170 SQ FT (294.5 SQ M)**
- **AN ATTRACTIVE, SELF- CONTAINED THREE STOREY OFFICE BUILDING**
- **AVAILABLE AS A WHOLE, OR ON A FLOOR-BY-FLOOR BASIS**
- **ON-SITE CAR PARKING**

SUBJECT TO CONTRACT

LOCATION

Griffin House is prominently located fronting Lower Park Row, close to the B.R.I and Bristol 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 Street and Clifton, providing a high level of passing vehicle traffic and pedestrian footfall.

Network connections are excellent, with the M32 less than 2 miles away providing access to the M4/M5 motorway network, and Bristol Temple Meads Station only approximately 1 mile away.

DESCRIPTION

The building is a self-contained, three storey office building with accommodation comprising a range of open plan office suites and meeting rooms, kitchen, and WC and shower facilities. The property has been recently refurbished to include carpeting, decorating, and LED lighting and benefits from good natural light and far reaching views over the city centre.

ACCOMMODATION

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

Ground Floor	1,593 Sq Ft	(148.0 Sq M)	
First Floor	1,577 Sq Ft	(146.5 Sq M)	
Second Floor	1,524 Sq Ft	(141.6 Sq M)	Now Let
Total	4,694 Sq Ft	(436.1 Sq M)	

The property is available to rent as a whole, or consideration would be given to a letting on a floor by floor basis.

CAR PARKING

There is on site car parking available by way of separate negotiation.

TERMS

The accommodation is available as a whole, or on a floor-by-floor basis by way of new effectively full repairing and insuring lease(s) for a term of years to be agreed. A small service charge will also be payable.

RATES

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

Rateable Value: £49,750
Rates Payable (2021/2020): £24,825.25

NB: The property is currently assessed as a whole.

ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9262-3439-0946-1227-3276>

VAT

We understand that the building is not elected for VAT.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Vicki Grimshaw BSc (Hons) / Finola Ingham MRICS

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SUBJECT TO CONTRACT

UPDATED MARCH 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.