

STUDIO STYLE OFFICES TO LET

Griffin House, 15-16 Lower Park Row, Bristol, BS1 5BN



- Two office suites available within an attractive, centrally located office building:
 - A ground floor office suite with glazed frontage and shower facilities, comprising approximately 1,455 sq ft (135.2 sq m).
 - A second floor office suite with rooftop views, comprising approximately 1,524 sq ft (141.58).
- Secure bike storage to the rear of the property
- Flexible lease terms available



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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0117 934 9977

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 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:	1,455 sq ft	(135.2 sq m)
Second Floor:	1,524 sq ft	(141.58 sq m) - Under Offer

TENURE

The suites are available by way of new, effectively full repairing and insuring leases by way of a service charge. Flexible lease terms available.

RENT

Upon application.

PLANNING

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

EPC

The building as an energy performance rating of D (79).

VAT

We have been advised that the property is elected for VAT.



BUSINESS RATES

In accordance with the Valuation Office Agency, the suites have the following rates designations:

Ground & First Floor:

Rateable Value:	£36,284.00
Rates Payable (2021/2022):	£19,194.00

The ground and first floors are currently assessed as a whole and therefore the ground floor will require a new, separate assessment.

Second Floor:

Rateable Value:	£12,500.00
Rates Payable (2021/2022):	£6,237.50

Interested parties are advised to make their own enquiries with the local authority to establish the exact rates payable, as this may vary subject to use.

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



LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated June 2023

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 anyone else who has 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 presence or otherwise of any asbestos or asbestos related compounds in the property.

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.

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