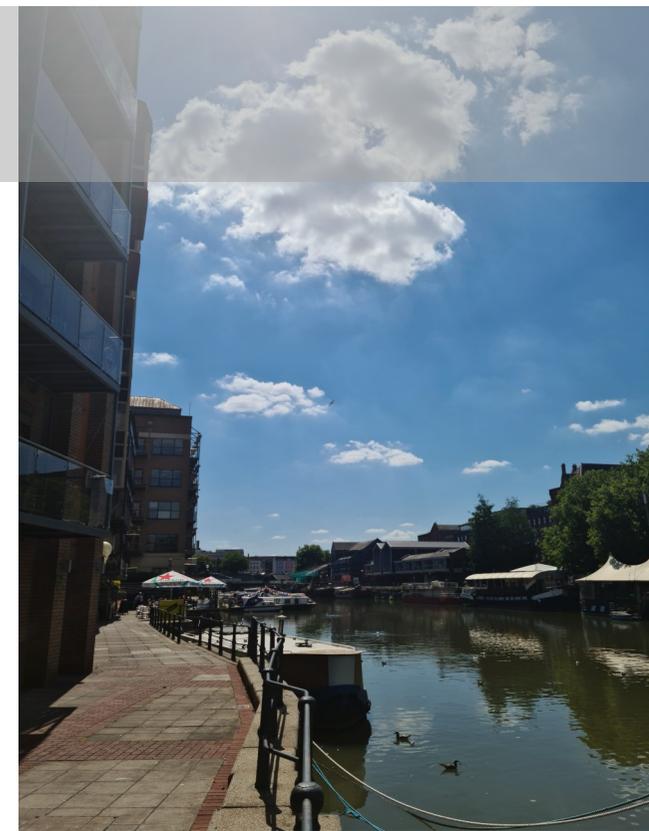


# STYLISH GROUND FLOOR OFFICE SUITE

Buchanan's Wharf North, Ferry Street, Bristol, BS1 6HN



- A unique and stylish ground floor office suite
- The property is located adjacent to Bristol's Floating Harbour
- Conveniently situated within 15 minutes walk to Bristol Temple Meads Railway Station
- Approximately 1,162 Sq Ft (108 Sq M)
- 1 car parking space
- New lease 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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## LOCATION

Buchanan's Wharf North is situated just off Ferry Street which is a short distance walk from Victoria Street and Redcliffe Quarter. Redcliffe Quarter was once Bristol's historic trading quarter and currently being transformed into a new neighbourhood area, with a food court, restaurants, hotels, offices and residential apartments. This will also be accompanied by public realm improvements to create a new pedestrian street linking St Thomas Street and Redcliffe Street. The property is also conveniently located being just under a 15 minute walk to Bristol Temple Meads Railway Station

## DESCRIPTION

The office is located on the ground floor and is entirely self contained and provides an open plan working environment with a high quality fitted boardroom already in situ, together with kitchenette and WC facilities. The specification includes a contemporary fit-out, wooden floor with floor boxes, and spotlighting.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 1,162 sq ft (108 sq m).

## TENURE

The premises is available to rent by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

## RENT

Upon application.

## PLANNING

Use Class E - therefore potentially suitable for a range of uses.

## BUSINESS RATES

In accordance with the Valuation Office Agency the premises has the following designation:

Rateable Value: £22,250

Rates Payable (2023/2024): £11,102.75

*Interested parties are advised to make their own enquires to verify this information.*

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9165-3078-0824-0900-0721>.

## VAT

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





## 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 joint agents:

### Burston Cook:

FAO: Finola Ingham MRICS / Vicki Grimshaw BSc (Hons)  
Tel: 0117 934 9977  
Email: [Finola@burstoncook.co.uk](mailto:Finola@burstoncook.co.uk) / [Vicki@burstoncook.co.uk](mailto:Vicki@burstoncook.co.uk)

### C Squared:

FAO: Seonaid Butler  
Email: [Seonaid.butler@csquaredre.co.uk](mailto:Seonaid.butler@csquaredre.co.uk)

## SUBJECT TO CONTRACT

August 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 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.

*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 should satisfy themselves as to the fitness of such items for their requirements.*

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