



📍 HIGH
SPECIFICATION
OFFICES,
WITHIN
COLLABORATIVE
WORKING
SPACE

🏠 SIZE (NIA)
5,563 sq ft
516.78 sq m

£ QUOTING RENT
£25, psf, pax

TO LET





THE OPPORTUNITY

- Approximately 5,563 sq ft (516.78 sq m)
- The property benefits with access to large collaborative break out areas, meeting rooms, a pilates studio (for a small access fee), changing facilities and allocated parking via separate negotiation.
- Located on Gloucester Road, adjacent to local cafes, restaurants and shops
- Car parking, bike storage and changing facilities available

LOCATION

The property is situated on the popular and established Gloucester Road, serving the densely populated surrounding residential areas of Horfield, Redland and Bishopston.

Gloucester Road has become a very popular high street and boasts a wide range of shops, cafes and restaurants - from national occupiers such as Sainsburys, Waitrose, Co-Op and Boots through to the numerous independent local retailers and popular well known leisure and café outlets.

CAR PARKING

The property has extensive parking available via separate negotiation.

DESCRIPTION

Bristol North Baths comprises a former swimming baths, converted into high specification offices, offering serviced offices and coworking space on the ground floor, along with a kitchen / coffee station, and a pilates / wellbeing centre. The available space is on the first floor and comprises high vaulted ceilings with partitioned offices that can be offered as predominately open plan accommodation for a tenant to occupy on a conventional lease basis.

The specification of the property comprises lift access, suspended LED lighting, glazed meeting rooms, comfort cooling, doubles glazed windows, perimeter trunking and raised floors with floor boxes.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
FIRST FLOOR	5,563	516.78
TOTAL	5,563	516.78





TENURE

The property is available 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 with the landlord.

RENT

Quoting £25 psf, per annum, exclusive.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

As the majority of the property is operated as serviced offices, the business rates liability will remain with the Landlord, who will recharge the Tenant for their proportionate share of the business rates payable.

VAT

All prices are exclusive of VAT if applicable.

EPC

The property has an [Energy Performance](#) rating of B (46).

LEGAL FEES

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

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons 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.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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 Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

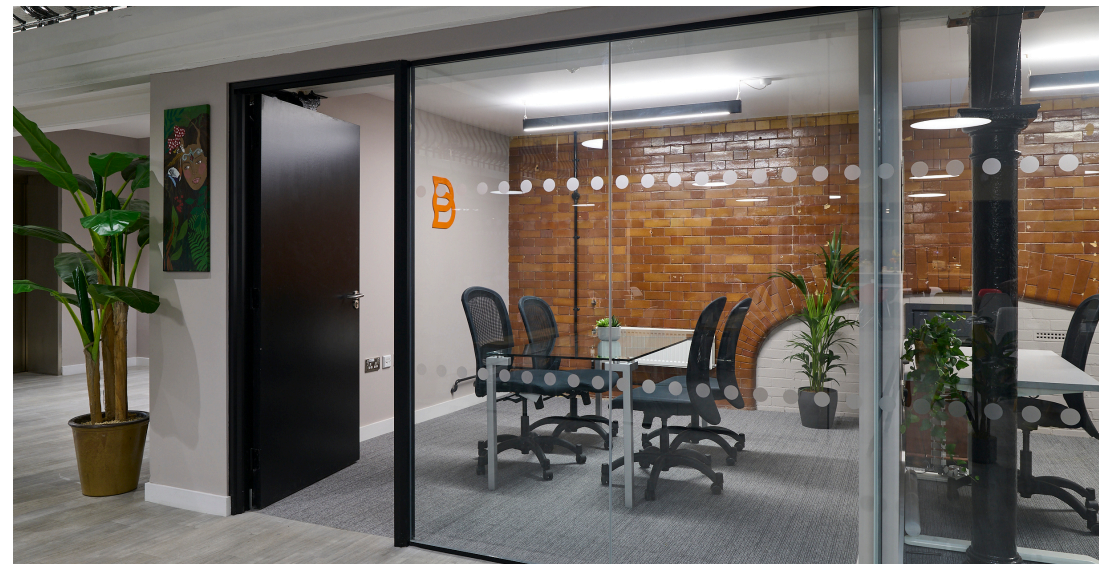
Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

SEPTEMBER 2026





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