

# PRIME CITY CENTRE OFFICE WITH PARKING

Ground Floor, Number One Bristol, Bristol, BS1 2NR



- Excellent city centre location
- Newly refurbished ground floor office suite providing high quality accommodation
- Car parking within a secure, gated car park
- Forming part of the prestigious Number One Bristol residential development
- Approx. 787 sq ft (73.11 sq m)
- Use Class E—therefore suitable for a range of commercial uses



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

The suite is prominently situated fronting onto Lewins Mead in the heart of the Bristol City Centre and occupy a prime and visible position benefitting from high passing footfall, and a high level of passing vehicle traffic. The suite forms part of the ground floor of the prestigious Number One Bristol development (high quality private residential units), and is situated in an excellent location close to many local and independent amenities to include Primark, Cycle Republic, a local bakery, barber shop, hairdressers, coffee shop and Bambalam restaurant, to name a few.

The property is located in very close proximity to the main city centre bus route stops and the city centre Bus station and is a two-minute walk from both the Bristol Royal Infirmary. Temple Meads railway station is also within easy walking distance, providing local and national rail links..

## DESCRIPTION

The available suite is situated on the ground floor and has been newly refurbished to a high standard to provide open plan space with LED lighting, neutral decorations, fitted kitchenettes, carpet flooring, and air conditioning. There are shared WC and shower facilities.

## CAR PARKING

The suite benefits from one allocated car parking space within a secure, gated car park to the rear of the building.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the suite an approximate net internal floor area of 787 sq ft (73.11 sq m).

## TENURE

The suite 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. There is a small estates charge payable.

## RENT

Upon application.

## PLANNING

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

## BUSINESS RATES

The property requires a new, separate assessment. Further information can be provided upon request.

## VAT

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

## EPC

An EPC has been commissioned and will be available for inspection.

## 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

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.

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