

WATERFRONT STUDIO OFFICES TO LET

Harbourside House, 4-5 The Grove, Bristol, BS1 4QZ



- Studio office accommodation to let with waterfront views, located just off Queen Square
- Large public car park located directly opposite and approximately 5 minutes drive from Temple Meads Railway Station
- Approx. 1,695 sq ft (157.5 sq m) plus roof terrace
- Use Class E—suitable for a wide range of commercial uses (STP)
- Due to be refurbished throughout



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

The property is situated on The Grove and backs onto Queen Square, which is one of the best office addresses in the city. Harbourside House is located in a prime commercial area with stunning waterside views over the floating harbour and there is an abundance of nearby amenities including restaurants, shops and cafes with a public car park being directly opposite and Temple Meads Railway Station being a short walk away.

DESCRIPTION

The property is due to undergo a full refurbishment to provide contemporary offices over four floors.

The available accommodation is situated on the second and third floors and comprises studio style accommodation with waterfront views to the front elevation, and a roof terrace to the rear.

As part of the intended fit out, the landlord will be creating larger windows within the 3rd floor suite to maximise the views and natural light into the space.

There will be communal shower facilities on the ground floor.

ACCOMMODATION

Ground Floor	— Under Offer —
First Floor:	— Let —
2nd & 3rd Floor (with roof terrace)	1,695 sq ft (157.5 sq m)

(NB: The 3rd floor areas are subject to change following intended landlord works.

TENURE

The suites are 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. There is a small estates charge payable.

RENT

Upon application.

BUSINESS RATES

The suites will require a new, separate assessment, following the refurbishment.

EPC

The property has a current energy performance rating of D(77).

VAT

TBC

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

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SUBJECT TO CONTRACT

Updated March 2023.

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