

STYLISH OFFICE IN THE HEART OF THE CITY CENTRE

26 Clare Street, Bristol, BS1 1YA



- A stylish office situated in Bristol's vibrant historic quarter, which offers both convenience and connectivity.
- High quality accommodation, newly refurbished to provide a unique and creative working environment.
- Approximately 932 sq ft (86.58 sq m)
- Fully fitted 'plug and play' space, to include 14 workstations, meeting / media room, 3 'Zoom booths,' and secure internal bike storage.



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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 **BURSTON
COOK**
0117 934 9977

LOCATION

Clare Street is situated in the heart of the historic financial centre of Bristol which is conveniently located within a twenty minute walk of Temple Meads Railway Station. This location is well served by a variety of restaurants and bars, as well as the popular St Nicholas market, which was established in 1743 and hosts a range of retail stalls and street food vendors. Additionally, Cabot Circus, Broadmead, and the Waterfront are all within easy walking distance.

DESCRIPTION

The property comprises a self-contained office configured over ground floor and basement. The office has been fitted out to a high standard to provide a unique and creative working environment.

The accommodation comprises predominantly open plan office space to the first floor, whilst to the basement there is a fully fitted kitchen with break-out area, a meeting room which can seat up to 16 people and features a video conferencing system and projector, and three video conferencing booths.

The property is fully fitted to provide 14 workstations, and the specification includes LED lighting, WC, bike storage, and air conditioning,

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:

Ground floor:	528 sq ft	(42.74 sq m)
Basement:	404 sq ft	(37.53 sq m)
Total:	932 sq ft	(86.58 sq m)

TENURE / RENT

The office is available fully fitted on a 'plug and play' basis at a quoting rent of £40.00 psf. This includes rent, service charge, water, broadband and 1 weekly clean. The tenant will be responsibility for electricity (which is separately sub metered).

The landlord will insure the building and recover a fair proportion of the cost back from the tenant, (based on sq ft).

The landlord will pay the business rates and recover a fair proportion of the cost back from the tenant, (based on sq ft).

PLANNING

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

EPC

The property has an energy performance rating of A (25).





LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agent:

Burston Cook

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HTC

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SUBJECT TO CONTRACT

February 2026

CONTROL OF ASBESTOS AT WORK REGULATIONS 2012

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 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

