

# GEORGIAN OFFICES IN THE HEART OF THE CITY CENTRE—TO LET

4-5 College Green, Bristol, BS1 5TF



- Attractive office accommodation situated in a substantial building located in the heart of the city centre and fronting onto College Green
- Fully refurbished to a high standard throughout to provide attractive, open plan office space
- The whole property is available to lease totalling approx. 2,938 sq ft (273 sq m), or alternatively floors are available to lease of approx. 1,000 sq ft (93 sq m).
- Benefits from a rear courtyard, basement storage and car parking



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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COOK**  
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## LOCATION

The property is situated on College Green, in the heart of Bristol City Centre, adjacent to the Royal Bristol Marriott Hotel and close to the intersection of Park Street and Anchor Road.

The property is located within a short walk of the city centre Bus Station, and approximately 15-20 minutes from Bristol Temple Meads Railway Station which provides local and national rail links.

The property backs onto the harbourside, where there are a host of restaurants and bars, coffee shops, a cinema and museums, and where there are often markets and events held.

## DESCRIPTION

The property comprises a Grade II Listed office building and is situated in the College Green Conservation Area. The accommodation is configured over the first and second floors and benefits from shared basement storage.

The property has been refurbished throughout to provide predominantly open plan accommodation with a specification to include new carpeting throughout, perimeter power points, LED lighting, and gas central heating. The property also boasts a number of features to include coving, ceiling roses, wall panelling, and timber sash windows providing pleasant views onto College Green.

## ACCOMMODATION

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

Ground Floor:	900 sq ft	( 83.6 sq m)
First Floor:	1,010 sq ft	(93.83 sq m)
Second Floor:	1,028 sq ft	( 95.5 sq m)
<b>Total</b>	<b>2,938 sq ft</b>	<b>( 273 sq m)</b>

*The floors are available to lease together, or on a floor by floor basis.*

## CAR PARKING

There are 3 allocated car parking space located in the Royal Bristol Marriott under ground car park.

## RENT

£23.00 per sq ft, per annum exclusive.

## TENURE

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

## PLANNING

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

## EPC

Rating D (98).

## BUSINESS RATES

According to the Valuation Office Agency website, the property has the following designation:

Rateable Value:	£34,750
Rates Payable (2024/2025):	£17,340.25

*Please note the above business rates are for the building as a whole, therefore the building requires a new business rates assessment due to the floors being let separately.*

## LEGAL FEES

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





*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 contract 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.*

## 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 sole agent:

### Burston Cook

**FAO:** Finola Ingham FRICS / Luke Dodge MRICS

**Tel:** 0117 934 9977

**Email:** [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk) / [luke@burstoncook.co.uk](mailto:luke@burstoncook.co.uk)

## SUBJECT TO CONTRACT

Updated May 2025

## 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 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.

