



TO LET



REFURBISHED
OFFICES TO LET ON
PARK STREET IN
ICONIC BUILDING



SIZE (NIA)

1,388 - 6,726 sq ft
(128.95 - 624.86 sq m)



QUOTING RENT

£22.50 psf pax



ALLOCATED CAR
PARKING AVAILABLE
TO THE REAR





THE OPPORTUNITY

- One of Bristol's most iconic buildings located at the bottom of Park Street
- Newly refurbished offices, finished to a high standard.
- Allocated car parking available to the rear of the property
- Floors from approximately 1,388—6,726 sq ft (128.95—624.86 sq m)

LOCATION

The property is situated on Park Street in the heart of Bristol city centre, with the affluent suburbs of Clifton, Redland and Cotham nearby. The property is very close to the City Hall and provides views out over College Green. The property's location provides excellent access on foot to many local amenities such as gyms, restaurants and cafes. Due to the property's central location, the business districts and Temple Meads train station are both very accessible as well.

DESCRIPTION

The property comprises a Grade II listed building, with office accommodation located on the first, second and third floors of this landmark building, prominently positioned at the bottom of Park Street, just off of College Green. The accommodation has been fully refurbished to include new LED lighting, new decorations and carpet tile flooring, and benefits from attractive communal spaces and excellent natural light throughout.

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	1,861	172.88
FIRST FLOOR MEZZANINE	1,388	128.95
SECOND FLOOR	2,002	185.97
THIRD FLOOR	1,475	137.03
TOTAL	6,726	624.86

CAR PARKING

There is allocated car parking spaces available to the rear of the property.

TENURE

The accommodation is available to lease by way of a new effectively full repairing and insuring lease(s) by way of a service charge, for a term of years to be agreed.

RENT

Quoting £22.50 per sq ft per annum exclusive.

PLANNING

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

BUSINESS RATES

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency [Valuation Office Agency](#) website.

VAT

We have been advised that the property is not elected for VAT.

EPC

The property has an [Energy Performance](#) rating of D (82).

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, 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.





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.

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
AUGUST 2026



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