

# PROMINENT CITY CENTRE OFFICE—TO LET

Ground Floor & Basement, 35–38 High Street, Bristol, BS1 2AW



- A large ground floor office benefitting from an attractive shop frontage
- Approximately 3,243 sq ft (301 sq m)
- Currently arranged as large reception, together with open plan working space, useful meeting rooms, kitchenette and WC's
- Useful basement storage area

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.

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The location of 35–38 High Street in Bristol is a prime spot for an office, situated in the heart of the city's vibrant and historic commercial district. This central location provides excellent connectivity with easy access to public transportation, including bus routes and the nearby Temple Meads railway station.

The high street itself is a popular area surrounded by a mix of modern amenities and charming historic architecture, offering a pleasant environment for both employees and clients, due to the close proximity to many retail units, cafes, restaurants and gyms as well as St Nics Market.

## DESCRIPTION

The office is part of a modern and well maintained building located in the heart of the 'old city'. The ground floor benefits from a large shop frontage and is currently arranged as a reception area, private meeting rooms, together with an open plan working office, kitchenette and WC facilities. There is also a useful basement providing additional dry storage space and secure vaults useful for the storage of any confidential materials.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, (6th Edition) the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	2,055	191
Basement	1,188	118
Total	3,243	301

## TENURE

The premises is available by way of a lease assignment or a sub letting, from the existing tenant. Alternatively a new lease is available direct with the landlord—further details are available on application.

## RENT

Upon application.

## VAT

TBC.

## EPC

The property has an Energy Performance Rating of D (91).

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)), the property has the following designation:-

Rateable Value (2026):	£51,500
Rates Payable (2026):	£24,270

*Interested parties are advised to make their own enquiries in order to verify this information.*

## 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:** Finola Ingham FRICS / Jayne Rixon MRICS

**Tel:** 0117 934 9977

**Email:** [Finola@burstoncook.co.uk](mailto:Finola@burstoncook.co.uk) / [jayne@burstoncook.co.uk](mailto:jayne@burstoncook.co.uk)

## SUBJECT TO CONTRACT

Updated February 2026

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

