

1ST FLOOR, SHORE HOUSE, 60 WESTBURY HILL, WESTBURY ON TRYM, BS9 3AA

BURSTON COOK
0117 934 9977



TO LET

- | | | |
|---|---|------------------------------|
|  OPEN PLAN, FIRST FLOOR OFFICE, ADJACENT TO LOCAL AMENITIES |  SIZE (NIA)
1,346 - 2,710 sq ft
125.01 - 250.70 sq m | £ QUOTING RENT
£15.50 psf |
|---|---|------------------------------|



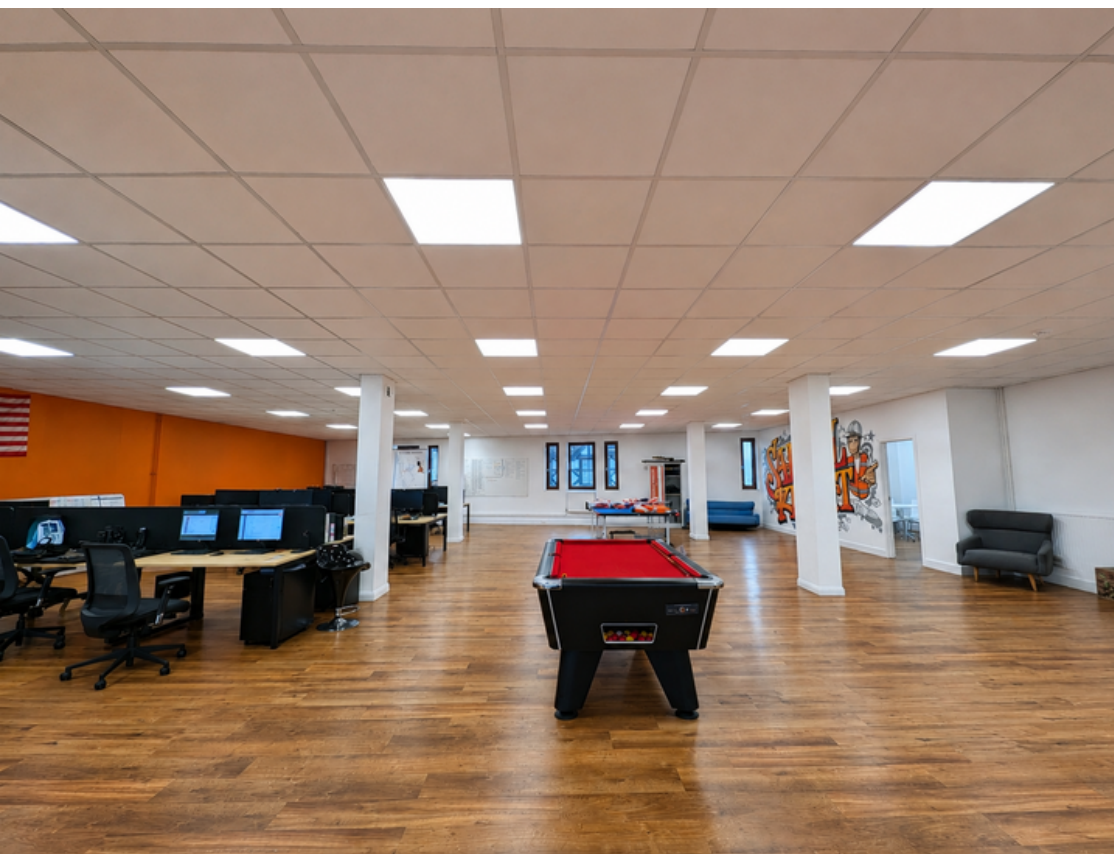
THE OPPORTUNITY

- Popular location in the centre of the affluent Westbury on Trym.
- 'Class E' premises offered to let—therefore suitable for a wide range of uses.
- Approximately 1,346 - 2,710 sq ft (125.01 - 250.70 sq m) NIA.
- Quoting £15.50 per square foot, per annum, exclusive.

LOCATION

Shore House is located on Westbury Hill in Westbury on Trym which is conveniently located approximately 2½ miles north of Bristol city centre via Whiteladies Road. Junction 17 of the M5 motorway is approximately 2 miles southwest which in turn provides access to the M4.

The property benefits from being adjacent to a range of retail premises including Costa Coffee, a Grupo Lounge and a Tesco Express as well as a mixture of office and residential properties. The property is located adjacent to a council run car park with free parking limited to a maximum stay of three hours.



Description

Shore House comprises a three-storey property of brick elevations fronting Westbury Hill, and the available accommodation is situated on the first floor. The suite is well presented, comprising open plan office accommodation, a meeting room, a kitchenette, wood effect flooring, LED lighting, repaint throughout and gas central heating. The property also benefits from lift access and communal W.C's and shower facilities.

CAR PARKING

The office is allocated 7 car parking spaces.

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	1,346 - 2,710	125.01 - 250.70
TOTAL	1,346 - 2,710	125.01 - 250.70

TENURE

The property is available 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 with the landlord.

RENT

Quoting £15.50 per square foot per annum, exclusive.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026:

Rateable Value: £34,500
Rates Payable (2026): £13,179

All parties are advised to make their own enquiries.

VAT

We understand the property is VAT elected.

EPC

The property has an [Energy Performance](#) rating of B (42).



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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