

GROUND & FIRST FLOOR OFFICES WITH PARKING –TO LET

The East Wing, 129 Cumberland Road, Bristol, BS1 6UY



- Ground floor newly refurbished office suite, providing predominately open plan office with a new kitchenette . First floor to be refurbished.
- Harbourside location within easy walking distance to Wapping Wharf and the city centre and close to cafes, restaurants and shops
- On-site showers and changing facilities, secure bike storage, and communal green space
- Approximate NIA of 638–1,316 sq ft (59.28– 122.28 sq m)
- The property is allocated a total of 5 car parking spaces.



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**
0117 934 9977

LOCATION

The property is located at the top of Cumberland Road, south of Bristol city centre. The Harbourside provides occupiers with an attractive mixed use environment for their staff, with many bars, restaurants, leisure and residential amenities on the doorstep.

Cumberland Road provides easy access to the inner city ring road which further provides access to the M32 and M4 motorway networks.

DESCRIPTION

The property comprises a ground and first floor office, offering predominately open plan office accommodation with a separate partitioned meeting room on each floor. The property benefits from a separate entrance and has been refurbished to a high standard on the ground floor. A new modern kitchenette has been installed as part of the refurbishment. The first floor is to be refurbished.

The property also benefits from communal male & female W.Cs and shower facilities, secure bike storage, and shared use of a private courtyard garden.

ACCOMMODATION

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

Ground Floor: 638 sq ft (59.29 sq m)
First Floor: 678 sq ft (63.00 sq m)
Total: 1,316 sq ft (122.28 sq m).

N.B the offices can be let as a whole or separately.

CAR PARKING

The property is allocated a total of 5 car parking spaces.

TENURE

The offices are 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.

RENT

£20 per sq ft, per annum, exclusive.

BUSINESS RATES

Ground Floor

Rateable Value: £8,100
Rates Payable (2026/27): £3,499.20

First Floor

Rateable Value: £9,200
Rates Payable (2026/27): £3,974.40

From 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.

PLANNING

Use Class E – therefore suitable for a wide range of uses to include office, medical, clinic, financial & professional services.

VAT

We have been advised that the property is elected for VAT.

EPC

The property has an Energy Performance rating D (93).

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: Luke Dodge MRICS
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SUBJECT TO CONTRACT

Updated August 2026

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