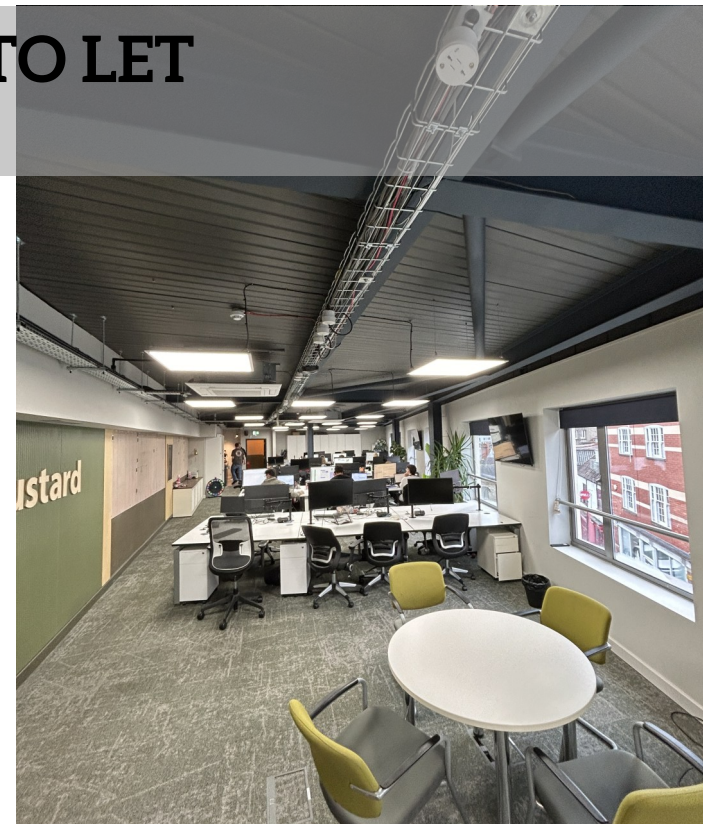


# A CONTEMPORARY AND CREATIVE OFFICE—TO LET

The Tramshed, 25 Lower Park Row, Bristol, BS1 5BN



- An attractive office suite fitted to a high standard with exposed services, fitted kitchenette, WCs, passenger lift, bike storage and 1 car parking space.
- Centrally located just off Colston Street within a stones throw of Christmas Steps, Park Street, and The Triangle, which offer a wide range of amenities.
- Excellent public transport links being within easy walking distance of Bristol Bus Station and Temple Meads Railway Station.
- Approximately 1,830 sq ft (170 sq m) NIA.



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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## LOCATION

The Tramshed is located on Lower Park Row, a popular and sought-after location for retail, office and leisure uses due to its excellent position linking the city centre to The Triangle, Park Street and Clifton, providing a high level of passing vehicle traffic and pedestrian footfall. Network connections are excellent, with the M32 less than 2 miles away providing access to the M4/M5 motorway network, and Bristol Temple Meads Railway Station only approximately 1 mile away on foot.

## DESCRIPTION

The property comprises a self-contained office building configured over two floors. The available accommodation is situated on the first floor and provides high quality, open plan office space benefitting from exposed services, fitted kitchenette, LED lighting, WCs, passenger lift, and bike storage.

## CAR PARKING / BIKE STORAGE

1 car parking space is available by separate negotiation.  
There is secure bike storage .

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,830 sq ft (170 sq m).

## TENURE

The suite 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.

## RENT

£27.50 psf pax.  
1 car parking space is available at an additional charge of £1,750 per annum exclusive.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value:	£21,250
Rates Payable (2024/2025):	£10,603.75

*Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.*

## VAT

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

## EPC

The property has an Energy Performance Rating of C (68).

## 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
Tel:	0117 934 9977
Email:	Finola@burstoncook.co.uk

## SUBJECT TO CONTRACT

October 2024



**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.

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