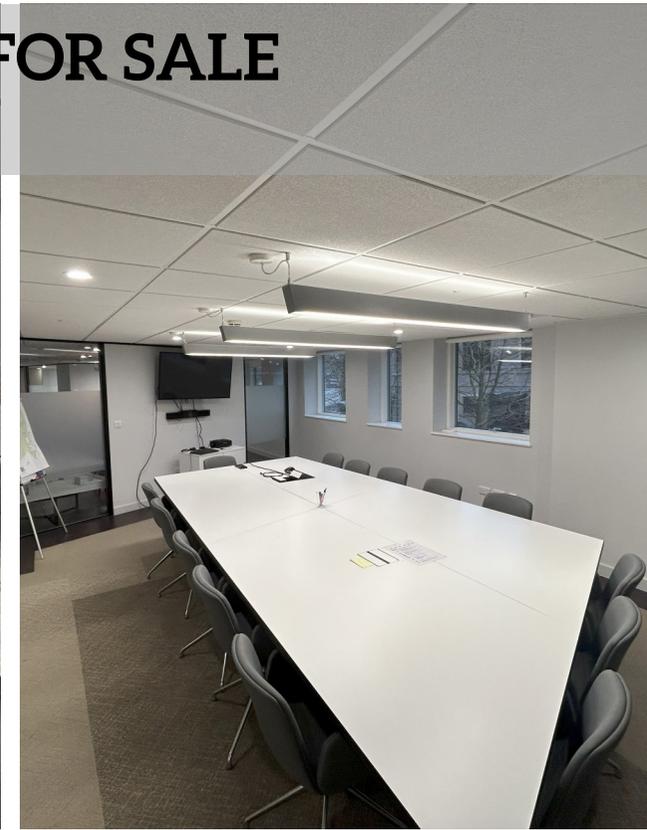
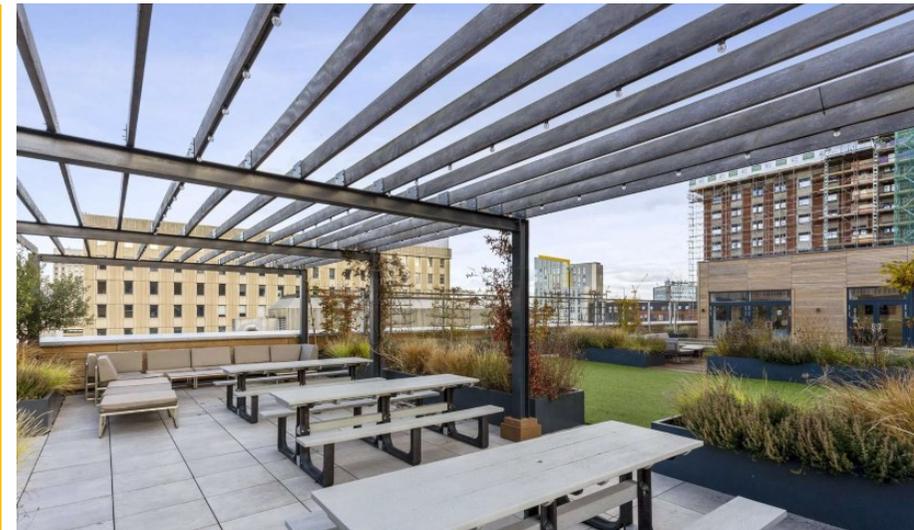


PRIME OFFICE SUITE WITH PARKING—TO LET / FOR SALE

Number One Bristol, Lewins Mead, Bristol, BS1 2NJ



- First floor office approx 1,033 – 5,088 sq ft (95.97–472.69 sq m) NIA
- The office has been fitted to a high quality specification and is available fully fitted
- The property benefits from a concierge, on site gym and a large roof garden with an adjacent lounge overlooking the city
- Competitive service charge
- Generous parking provision with approximately 9 car parking spaces, with an additional 4 spaces available via separate negotiation



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

Number One Bristol is a landmark building situated in the heart of Bristol city centre and is located on the inner circuit road, providing direct access to the M32 and in turn the M4/M5 interchange.

The property is conveniently located close to Bristol Bus and Coach Station and Bristol Temple Meads Railway Station is approximately just over 1 mile away. Cabot Circus and Broadmead Shopping Centres are also just a short walk away and provide all the amenities including shops, banks, cafes and restaurants.

DESCRIPTION

The property comprises a prime first floor office suite, fitted to a high specification, providing approximately 30 workstations, two meeting rooms, an executive office, large kitchen and break out area, comfort cooling, LED lighting, W.C's, shower and changing facilities. The office can be offered with the existing layout and furniture or alternately returned to open plan.

The property also benefits from a concierge, lift access, a communal on site gym, secure bike storage and a WI-FI enabled large roof garden with an adjacent lounge overlooking the city.

CAR PARKING

The property is allocated approximately 9 car parking spaces, with 4 separate car parking spaces available via separate negotiation. The 4 separate spaces include two electrical charging points.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of available office accommodation: 1,033– 5,088 sq ft (95.97–472.69 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. Alternatively, the long leasehold interest is available to purchase.

QUOTING RENT

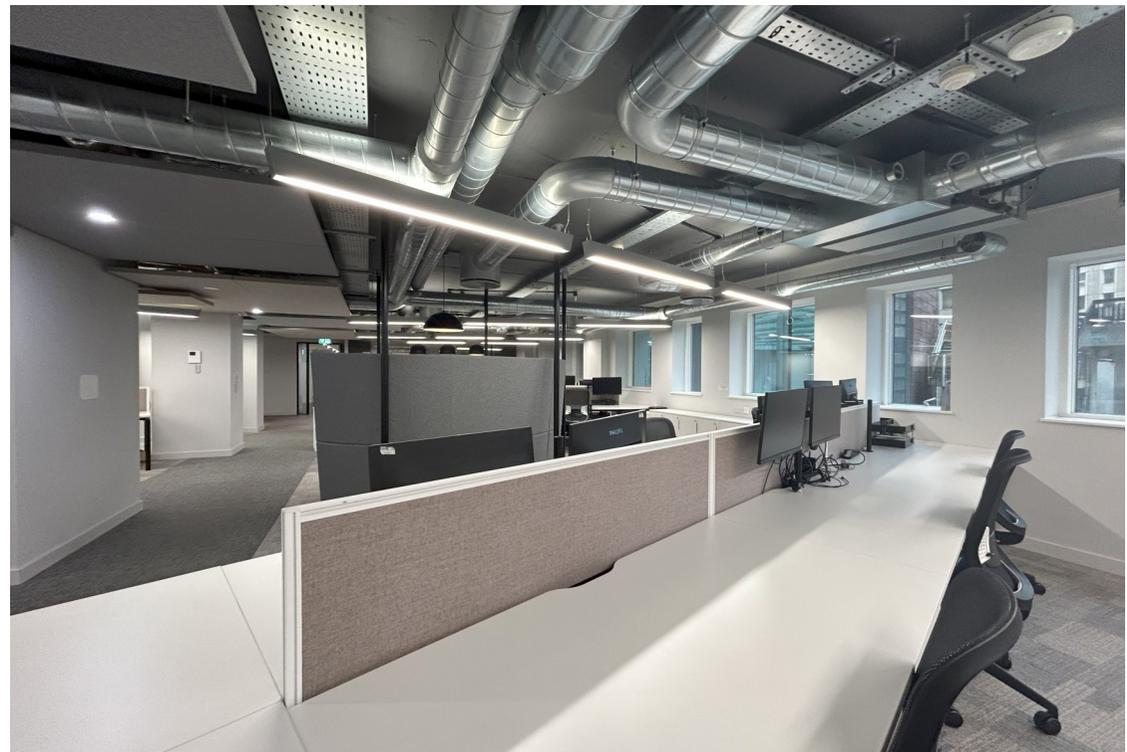
£17.75 per sq ft, per annum exclusive.

QUOTING PRICE

£1,350,000 exclusive of VAT.

PLANNING

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





BUSINESS RATES

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

Rateable Value : £108,000
Rates Payable (2026/27): £51,840

Rateable Value : £25,000
Rates Payable (2026/27): £10,800

EPC

The property has an energy performance rating of B.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VAT

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Luke Dodge MRICS

Tel: 0117 934 9977

Email: luke@burstoncook.co.uk

Finola Ingham FRICS

0117 934 9977

finola@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated March 2026

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.

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.

Disclaimer: Burston Cook, for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only for guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.

