



## TO LET / FOR SALE

📍 OFFICE IN LANDMARK  
BUILDING IN THE  
HEART OF THE CITY  
CENTRE

🏠 SIZE (NIA)  
1,033 - 5,088 sq ft  
96 - 473. sq m

£ RENT / PRICE  
£17.75 psf pax  
£1,350,000 plus VAT

🚗 PARKING  
Approximately 13 car  
parking spaces if  
double parked



## THE OPPORTUNITY

- The property benefits from a concierge, on site gym and a large roof garden with an adjacent lounge overlooking the city.
- Competitive service charge and rent.
- Generous parking provision with approximately 9 car parking spaces, with an additional 4 spaces available via separate negotiation.
- The office has been fitted to a high quality specification and is available fully fitted

## 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.

## CAR PARKING

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



## 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.

## ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition): -

| AREA         | SQ FT         | SQ M       |
|--------------|---------------|------------|
| First Floor  | 1,033 - 5,088 | 96 - 473   |
| <b>TOTAL</b> | <b>5,088</b>  | <b>473</b> |

*N.B. The property can come as a whole (5,088 sq ft) or split into two separate offices of 1,033 sq ft (96.97 sq m) and 2,925 sq ft (271.70 sq m).*

## 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. Alternatively, the long leasehold interest is available to purchase.

## QUOTING RENT

Quoting £17.75 per sq ft, per annum exclusive.

## QUOTING PRICE

Quoting £1,350,000 exclusive of VAT.

## PLANNING

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

## BUSINESS RATES

We would advise that interested parties make their own enquiries through the [Valuation Office Agency](#) website.



**VAT**

All prices are exclusive of VAT if applicable.

**EPC**

The property has an [Energy Performance](#) rating of B (43).

**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, Burstons 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 Burstons Cook expertise and accordingly Burstons 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**

**UPDATED SEPTEMBER 2026**





**CONTACT**

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