

# SELF CONTAINED OFFICES—TO LET

Victoria House, 73 Netham Road, Bristol, BS5 9PQ



- Offices in a popular commercial location
- 472 sq ft
- Providing self contained contemporary accommodation
- Kitchenette / break out area and WC
- Flexible and long term options available.



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 **BURSTON  
COOK**  
0117 934 9977



## LOCATION

The property is situated on the Netham Road which is situated approximately two miles East of Bristol City Centre and within the established industrial location of St Philips. The park has excellent road links, providing easy access to the city centre, the M32 motorway and Bath to the South.

## DESCRIPTION

The office accommodation forms part of the ground and first floor of Victoria House and is accessed via Netham Road. The offices have been newly refurbished to include new carpeting and decorations throughout, kitchenette / break out area, and WC.

## ACCOMMODATION

Currently available are the following office suites:

|              |           |              |
|--------------|-----------|--------------|
| Ground Floor | 415 sq ft | (38.54 sq m) |
| First Floor  | 57 sq ft  | (5.27sq m)   |
| Total        | 472 sq ft | (43.81 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. There is a small estates charge payable.

## RENT

The quoting rent is £500 p/cm

## EPC

An EPC has been commissioned for the property.

## VAT

All rents quoted are exclusive of VAT



## 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:

**FAO:** Charlie Kershaw MRICS  
**Tel:** 0117 934 9977  
**Email:** charlie@burstoncook.co.uk

## SUBJECT TO CONTRACT

June 2025

## 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

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