

STYLISH GROUND FLOOR OFFICE SUITE—FULLY FITTED

Buchanan's Wharf North, Ferry Street, Bristol, BS1 6HN



- A unique and stylish ground floor office suite—to be fitted
- The property is located adjacent to Bristol's Floating Harbour
- Conveniently situated within 15 minutes walk to Bristol Temple Meads Railway Station
- Approximately 1,162 Sq Ft (108 Sq M)
- 1 car parking space
- New lease available



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**
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LOCATION

Buchanan's Wharf North is situated just off Ferry Street which is a short distance walk from Victoria Street and Redcliffe Quarter. Redcliffe Quarter was once Bristol's historic trading quarter and currently being transformed into a new neighbourhood area, with a food court, restaurants, hotels, offices and residential apartments. This will also be accompanied by public realm improvements to create a new pedestrian street linking St Thomas Street and Redcliffe Street. The property is also conveniently located being just under a 15 minute walk to Bristol Temple Meads Railway Station

DESCRIPTION

The office is located on the ground floor and is entirely self contained and provides an open plan working environment with a high quality fitted boardroom already in situ, together with kitchenette and WC facilities. The specification includes a contemporary fit-out, wooden floor with floor boxes, and spotlighting.

**The landlord intends to offer the property fully furnished*.*

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 1,162 sq ft (108 sq m).

TENURE

The property is available to rent 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

£39.50 psf pax.

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency the premises has the following designation:

Rateable Value:	£22,250
Rates Payable (2024/2025):	£11,102.75

Interested parties are advised to make their own enquires to verify this information.

EPC

Rating D (97)

VAT

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



Indicative photos of a fitted office suite



Indicative photos of a fitted office suite



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 joint agents:

Burston Cook:

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C Squared:

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SUBJECT TO CONTRACT

July 2025

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.

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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.

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