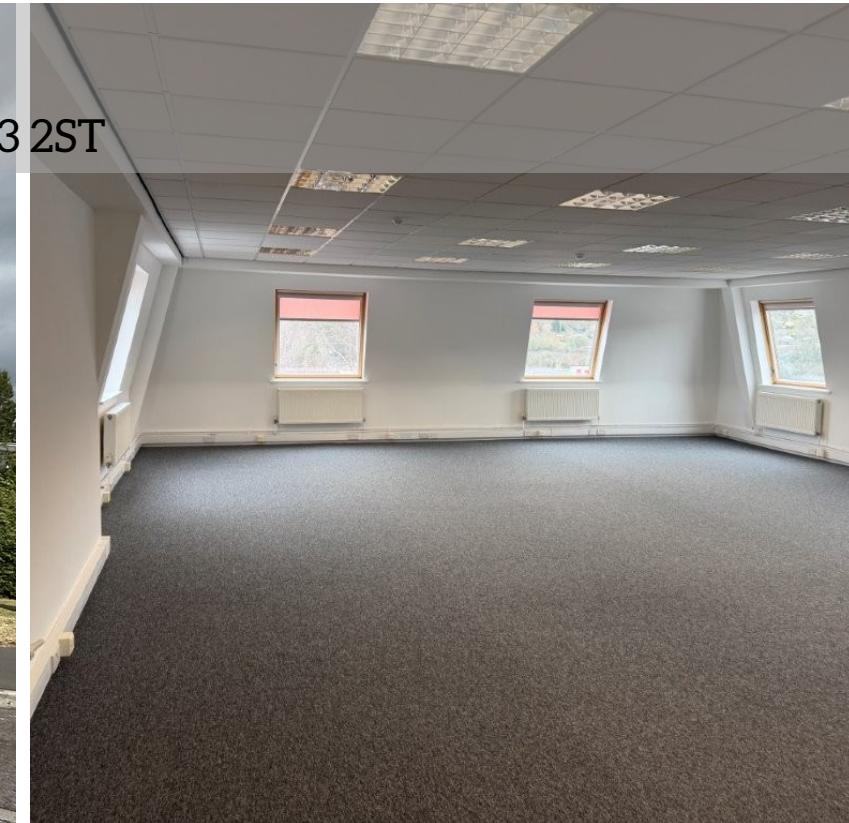


SMALL SECOND FLOOR OFFICE – TO LET

Suite 1, 2nd Floor, Liberty House, South Liberty Lane, Bristol, BS3 2ST



- Approximately 1,069 sq ft (99.30 sq m) NIA
- Office recently refurbished to a high standard with a new kitchenette to be installed
- Quoting rent only £11.50 per sq ft, providing excellent value
- Located approximately 2 miles south of Bristol city centre
- 2 allocated car parking spaces, plus additional communal spaces 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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LOCATION

Liberty House is situated within Bedminster just south of Bristol City Centre. It is located in a prominent position on South Liberty Lane which is approximately 2 miles from the City Centre. Liberty House provides good access with the A38 which links to the airport as well as providing good transport links to the M5 and M32 motorways.

DESCRIPTION

Liberty House is a modern, three storey purpose built office building which was rebuilt and refurbished in 2004. The 2nd floor office has been refurbished to a high standard to provide open plan accommodation, new carpet tile flooring and has been redecorated throughout. A new kitchenette is to be installed by the landlord.

The specification of the office comprises suspended ceilings with Cat II lighting, Velux double glazed roof lights, gas fired central heating, dado perimeter trunking and Cat 5 cabling. The property also benefits from passenger lift access and communal male, female and disabled W.C facilities.

CAR PARKING

The office is allocated 2 car parking spaces and additional car parking spaces is available on a first come first served basis.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,069 sq ft (99.30 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

£11.50 per sq ft.

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 designation:

Rateable Value: £7,200
Rates Payable (2025/2026): £3,592.80

From the 1st April 2017, if the property has a rateable value of less than £12,000, then the tenant could be eligible for up to 100% business rates relief and interested parties are advised to make their own enquiries direct with the Valuation Office Agency website to see if they would be eligible for either 100% relief, or a small business rates relief and to verify this information.

VAT

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

EPC

The property has an Energy Performance rating D(90)

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: Luke Dodge MRICS
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Charlie Kershaw
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SUBJECT TO CONTRACT

Updated February 2026

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