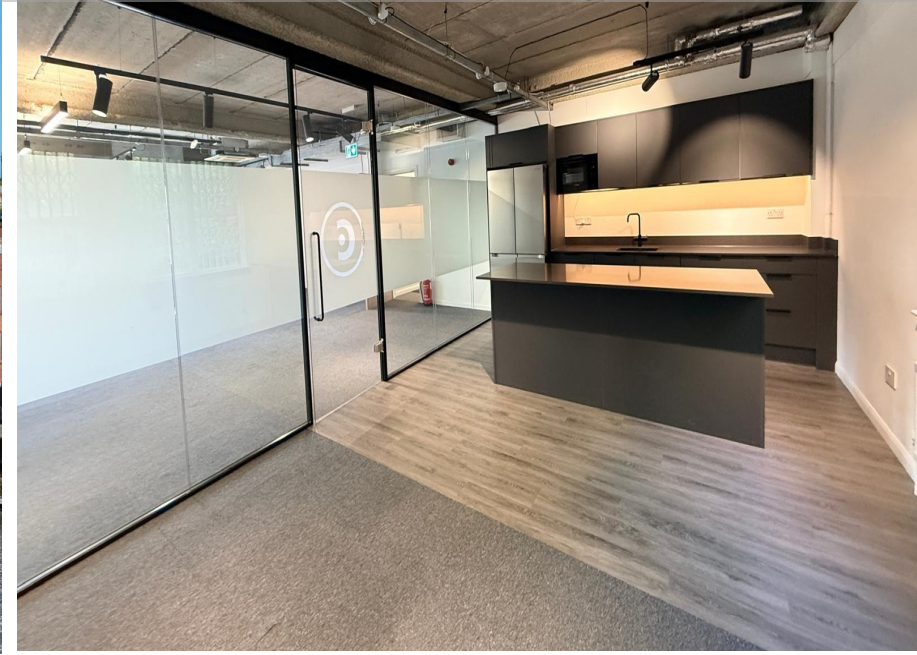


# ONE OF BRISTOL'S BEST WATERSIDE OFFICE BUILDINGS—TO LET

1st Floor (east), Quayside, 40–48 Hotwell Road, Bristol, BS8 4UQ



- Situated a 10 minute walk from Bristol's famous College Green and 6 minutes walk from the waterside bars and eateries located in Brunel Quay
- A modern, open plan suite providing an office of approximately 2,375 sq ft (220.6 sq m)
- 4 car parking spaces, including 1 EV charging space
- Fitted with kitchenette/breakout area and 2 high quality meeting rooms
- Benefitting from air conditioning, LED lighting, shower and WC facilities, passenger lift and bike storage



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

Quayside is located on Hotwell Road (the A4), which is situated in close proximity to both Clifton Village and the city centre. Hotwell Road is a popular location for businesses to capitalise on the easy commute into this side of the city and the picturesque surroundings of the old docklands. Hotwells and the whole dockland area has undergone substantial regeneration over the last 10 years with many large office occupiers choosing to work from this area, along with a mix of national and local retailers, restaurants and bars, including Tesco Express, Pizza Express, Broken Dock restaurant, Las Iguanas and Pure Gym to name a few.

## DESCRIPTION

The office is located on the first floor and provides open plan accommodation with superb views across the docklands and in particular the SS Great Britain. The offices have been refurbished to provide open plan space with dark grey carpet flooring, contemporary decorations, exposed ceiling and LED lighting. In addition to this, there is also a dedicated kitchen / breakout area and 2 high quality glazed meeting rooms. The communal areas benefit from WC facilities to include a shower facility and passenger lift.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has an approximate net internal floor area of 2,375 sq ft (220.6 sq m).

## CAR PARKING

The office benefits from 4 on site car parking spaces located in a secure garage, one of which has an EV charging point already installed. In addition there is metred car parking directly outside the front of the property and business permits may be available.

## RENT

£22.00 per sq ft.

Car parking is charged at £1,500 per space, per annum.

## TENURE

The office is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. A service charge is also payable.

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation:-

Rateable Value:	£48,000
Rates Payable (as of 1st April 2026):	£20,736

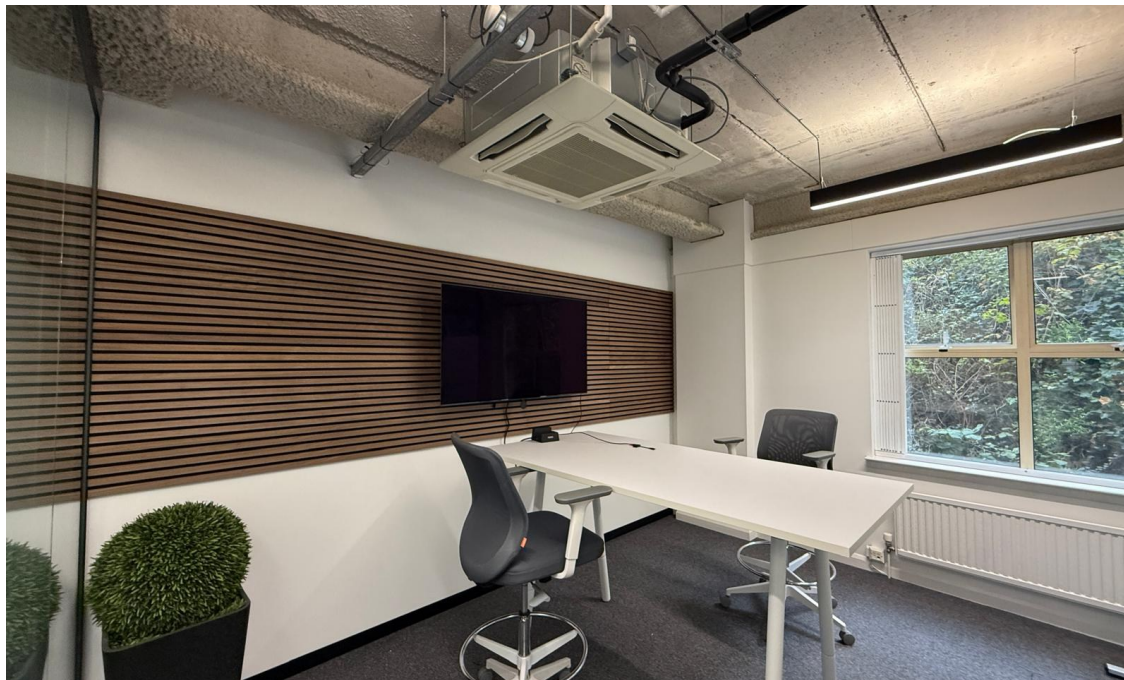
## EPC

The property has an energy performance rating of C (70).





*Carpet finish shown has been digitally altered for illustrative purposes—actual flooring may differ*



### USE CLASS

E Class—therefore suitable for a wide range of different uses to include office and medical etc..

### VAT

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

### LEGAL FEES

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

### TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

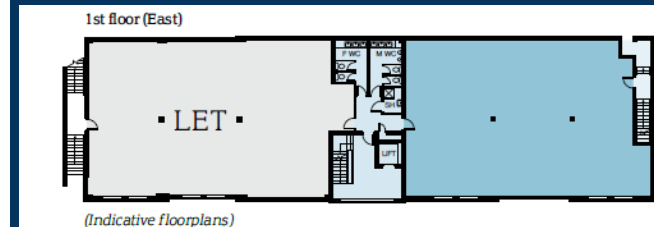
FAO: Finola Ingham FRICS

Tel: 0117 934 9977

Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk)

### SUBJECT TO CONTRACT

May 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.*

