

AN OPEN PLAN OFFICE TO LET, LOCATED IN THE ICONIC LEAD SHOT TOWER

Ground Floor, The Lead Shot Tower, Cheese Lane, Bristol, BS2 0JJ



- An open plan, ground floor office of approx. 1,657 sq ft (153.9 sq m) with waterfront views
- 1 allocated car parking space and secure bike storage
- Due to be refurbished throughout
- Located a 8 minute walk away from Temple Meads Railway Station and overlooking the Floating Harbour
- Only a few minutes walk from Finzels Reach , with an excellent selection of cafes, restaurants and amenities on your doorstep



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

The Lead Shot Tower occupies a prominent position on Cheese Lane in the heart of Bristol's rapidly evolving Temple Quarter and overlooking Bristol's Floating Harbour. This area has undergone significant regeneration in recent years, with a wave of high-quality residential, commercial and mixed-use developments transforming it into one of the city's most dynamic business locations.

The property benefits from excellent connectivity, situated within a short walk of Bristol Temple Meads railway station, providing direct rail services to London and other major UK cities.

The surrounding area offers a range of cafés, restaurants, bars, hotels and amenities, making it an attractive location for businesses and employees alike.

WALKING DISTANCES

Temple Meads Station	8 mins
Castle Park	4 mins
Cabot Circus	5 mins
Queen Square	10 mins

HISTORY

The Cheese Lane Lead Shot Tower is a Grade II Listed shot tower that is only one of three to survive in England. The tower itself is 43m tall and was designed so that the lead shot would fall from the crucial room at the top of the building, into a tank of cooling water at the foot of the tower, to then be transferred onwards.

DESCRIPTION

The available space is located on the ground floor and provides modern, open plan space with suspended ceiling, LED lighting, carpet flooring, allocated WC facilities and attractive views overlooking the Floating Harbour.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,657 sq ft (153.9 sq m).

CAR PARKING / BIKE STORAGE

There is one demised car parking space available.
There is also secure bike storage.

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

£30,00 psf pax.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

EPC

Pending.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk), the premises has the following designation:

Rateable Value (as of 1st April 2026):	£38,500
Rates Payable (2026/2027):	£16,632

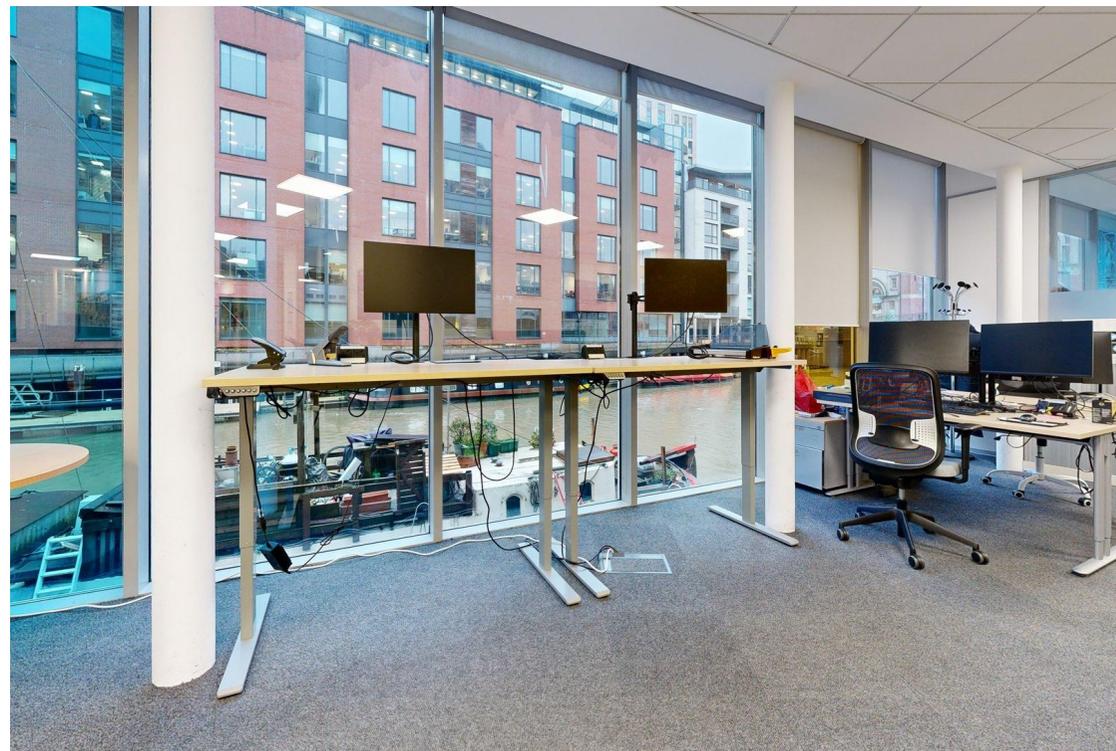
Interested parties are advised to verify this information and make their own investigations.

LEGAL FEES

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

VAT

The property is elected for VAT and therefore VAT will be payable on all prices.





VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

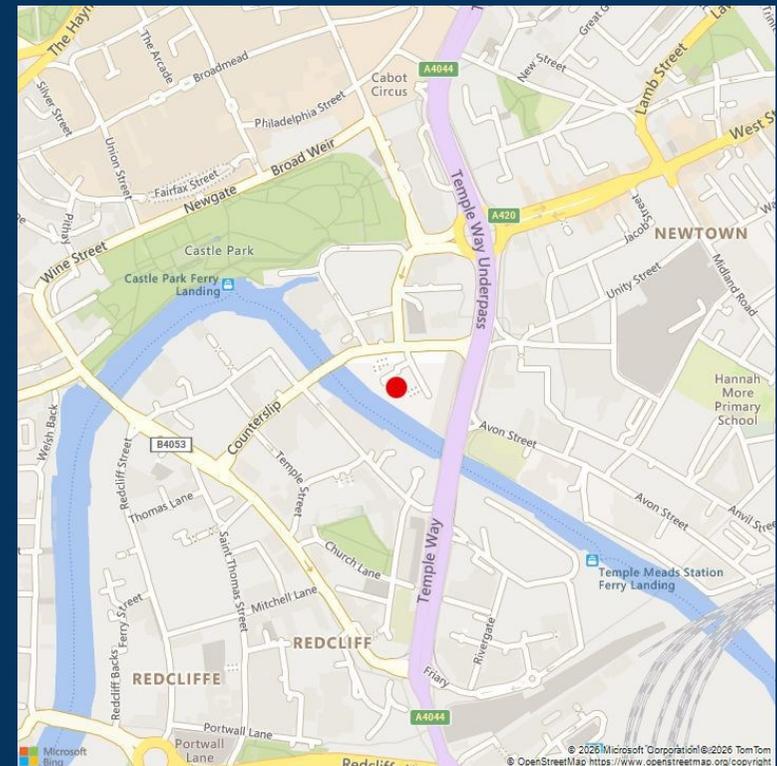
FAO: Finola Ingham FRICS

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SUBJECT TO CONTRACT

March 2026



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