

# OFFICE INVESTMENT PROVIDING IMMEDIATE AND SECURE INCOME

Ground Floor, 13 King Square Avenue, Bristol, BS2 8HU



- A substantial, modern office providing ground floor accommodation
- Approximate NIA of 1,714 sq ft (159.1 sq m)
- Tenant currently in situ with a passing rent of £30,000 pax
- Effective freehold (999 year long leasehold) offered for sale
- Located at the gateway to the vibrant Stokes Croft area of Bristol



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

King Square Avenue occupies a prime location at the gateway to the vibrant Stokes Croft district. This central setting ensures exceptional accessibility. The property is situated within a short walk of the Bristol Bus & Coach Station and is approximately one mile from Bristol Temple Meads. Just moments away, the extensive retail and leisure facilities of Cabot Circus and Broadmead provide a wide array of shops, banks, and restaurants within easy reach.

## DESCRIPTION

This ground floor office suite is set within a five-story building and internally offers a contemporary feel with exposed ceilings, suspended LED lighting, and grey carpeting throughout.

The layout includes several glass partitioned meeting rooms, double glazing, and integrated floor boxes for connectivity. The space is fully climate controlled via a heating and cooling system and is supported by essential amenities, including a private kitchenette and three WC facilities, one of which is a dedicated disabled unit.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal area of 1,714 sq ft (159.1 sq m).

## TENURE

The long leasehold interest in this property is for sale, subject to an occupational lease. The long lease is for a term of 999 years from 1st December 2005. There is an existing occupational lease in place, the details are as follows:

Tenant:	The Ecancer Global Foundation
Passing Rent:	£30,000 per annum exclusive.
Lease Length:	5 years from 13.08.24—therefore lease expiry 12.08.2029
Lease Terms:	Tenant break clause on 14.08.27— subject to 12 months notice
Security of Tenure:	The lease is excluded from the 1954 Act.

## 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 (2026):	£25,000
Rates Payable (2026/2027):	£10,800

*Interested parties are advised to make their own enquiries direct with Bristol City Council to verify this.*

*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 the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.*

## PRICE

£325,000 exclusive.

## VAT

The building is not elected for VAT.

## EPC

Rating—B (31).

## 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

March 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.

