

GROUND FLOOR, CITY CENTRE OFFICE SUITE—TO RENT

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



- A substantial office suite providing modern accommodation over one floor finished to a good specification
- Approximate NIA of 1,714 sq ft (159.1 sq m)
- Ground floor unit with access from King Square Avenue
- Located at the gateway to the vibrant Stokes Croft area of Bristol
- Suitable for a range of different uses under E Class



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

BUSINESS RATES

In accordance with the Valuation Office Agency website, (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.

RENT

£32,000 per annum exclusive

VAT

The building is not elected for VAT.

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.

EPC

Rating—B (31).

PLANNING

Use Class E—therefore suitable for a range of different commercial uses

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

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.

