

LOFT OFFICES AT MARINER—TO LET

Mariner House, 62 Prince Street, Bristol, BS1 4QD



- Loft offices available to lease on flexible terms
- Floors of approximately 1,242 Sq Ft (115 Sq M)
- Excellent city location between Queen Square and The Waterfront
- Passenger lift, showers, secure bike storage with heated end of journey lockers
- Competitive rent of only £20.00 psf—for Landlord's CAT A space!!!



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property fronts onto Prince Street in an established city centre office location between Queen Square and The Waterfront of Bristol's floating harbour. Cabot Circus main shopping centre and Temple Meads Railway Station are within walking distance and there is a wide variety of retail and leisure amenities situated close by, particularly along The Waterfront and within Wapping Wharf and Cargo. There are a number of public car parks close to the property.

DESCRIPTION

The property comprises an attractive former warehouse building, which has been sensitively converted to provide contemporary loft style open plan offices.

Both of the available floors provide open plan space which can be readily subdivided by a tenant to meet their own partitioning needs. The floors have been refurbished to include engineered oak flooring with floor boxes, air conditioning, LED lighting and fitted kitchenettes. There is also a shower together with a passenger lift, which links to all floors. Located in the basement is secure bike storage with end of journey lockers.

ACCOMMODATION

In accordance with the RICS code of Measuring Practice (6th Edition) the floors have the following approximate net internal floor areas:

4th Floor: 1,242 sq ft (115 sq m)

5th Floor: 1,242 sq ft (115 sq m)

TENURE

The floors are available to let by way of a new effectively full repairing and insuring lease(s), by way of a service charge, for a term of years to be agreed.

RENT

£20.00 psf pax

SERVICE CHARGE

A service charge is levied to cover a fair proportion of the landlords costs in maintaining and repairing common parts and providing common services – details on application.

EPC

The property has an Energy Performance Rating of D (77).

VAT

We understand that the property is VAT elected and therefore VAT is payable on all prices.

LEGAL FEES

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

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the suites have the following designations:-

4th Floor

Rateable Value: £18,250

Rates Payable (2026): £7,884

5th Floor

Rateable Value: £18,750

Rates Payable (2026): £8,100

Interested parties are advised to make their own checks and verify this information and to also see if they would be eligible for a small business rates relief.

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

Updated April 2026

