



TO LET

 LOFT OFFICES
AVAILABLE TO RENT

 SIZE (NIA)
1,242 sq ft
115 sq m

£ QUOTING RENT
£20.00 psf pax

 SECURE BIKE
STORAGE & END
OF JOURNEY
LOCKERS



THE OPPORTUNITY

- Loft offices available to lease providing a floor plate of approx 1,242 sq ft (115 sqm)
- Excellent city location between Queen Square and The Waterfront
- Passenger lift, shower, secure bike storage with heated end of journey lockers
- Competitive rent of only £20.00 psf—for Landlord's CAT A space!!!

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.

DESCRIPTION

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



ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:

AREA	SQ FT	SQ M
FIFTH FLOOR	1,242	115
TOTAL	1,242	115

CAR PARKING / BIKE STORAGE

Located in the basement is secure bike storage with end of journey lockers. There are a number of public car parks near by.

TENURE

The property 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 with the landlord.

RENT

Quoting £20.00 psf pax.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026:

Rateable Value: £18,750

Rates Payable: £8,100

All parties are advised to make their own enquiries to verify this information.

VAT

We understand the property is VAT elected.

EPC

The property has an [Energy Performance](#) rating of D (77).

LEGAL FEES

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



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.

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.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

JULY 2026



CONTACT

FINOLA INGHAM FRICS

0117 934 9977

finola@burstoncook.co.uk



WEBSITE

www.burstoncook.co.uk



ADDRESS

Burston Cook, Lewins House,
Narrow Lewins Mead, Bristol,
BS1 2NN