



TO LET



OPEN PLAN OFFICE
LOCATED IN THIS
ICONIC BUILDING
WITH CAR PARKING



SIZE (NIA)
1,657 sq ft
153.9 sq m



QUOTING RENT
£30.00 PSF



THE OPPORTUNITY

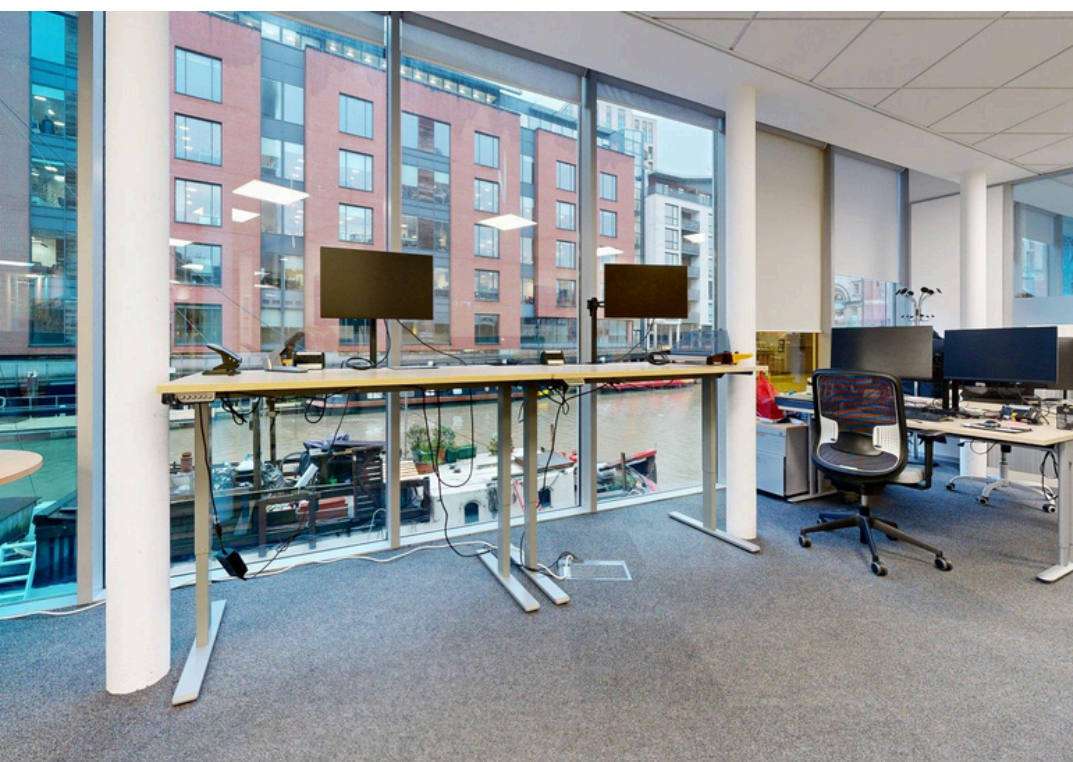
- Popular location in the heart of Bristol's City Centre.
- 'Class E' premises offered to let—finished to a high quality urban aesthetic
- Approximately 1,657 sq ft (153.9 sq m) NIA
- Quoting £30.00 per square foot, per annum, exclusive.

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.

WALKING DISTANCES

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



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.

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.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	1,657	153.9
TOTAL	1,657	153.9

CAR PARKING / BIKE STORAGE

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

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 £30.00 psf, per annum exclusive.

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: £38,500
Rates Payable (2026): £16,632

All parties are advised to make their own enquiries.



VAT

All prices are exclusive of VAT if applicable.

EPC

The property has an [Energy Performance](#) rating of B (43).

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, Burstons 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 Burstons Cook expertise and accordingly Burstons 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

MARCH 2026



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