GROUND FLOOR, THE LEAD SHOT TOWER, CHEESE LANE, BRISTOL, BS2 0JJ

BURSTON COOK
0117 934 9977



TO LET

OPEN PLAN OFFICE LOCATED IN THIS ICONIC BUILDING

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

£ QUOTING RENT
£30.00 PSF

CAR PARKING
1 DEMISED CAR PARKING SPACE

THE OPPORTUNITY

- Popular location in the heart of Bristols 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 which has been newly refurbished.

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, 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.

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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.

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VIEWING AND FURTHER INFORMATION
Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
OCTOBER 2026



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Matterport Property Report:

WDT Cheese Lane

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