

PLUG & PLAY OFFICE TO LET—SUITABLE FOR c 10-12 DESKS

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

COMING
SOON



Indicative AI generated image showing potential fit out—exact specification tbc

- Plug & Play office suite to let, with meeting room and kitchenette
- Excellent city location between Queen Square and The Waterfront
- Passenger lift, shower, secure bike storage with heated end of journey lockers
- Final specification to be agreed

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

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. The 5th floor will be delivered as 'plug and play' and will include:

Engineered oak flooring	Meeting room
Floor boxes	Desks, chairs, office furniture
Air conditioning	Fitted kitchenette
LED lighting	Openable windows

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 (5th Edition), the property has an approximate net internal floor area of 1,242 sq ft (115.3 sq m).

To be fitted out with approx. 10-12 desks – exact specification is to be confirmed.

RENT

£29.00 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.

BUSINESS RATES

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

<i>5th Floor</i>	
Rateable Value:	£18,750
Rates Payable (2026):	£8,100

TENURE

The office is available to let 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.

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.

Burston Cook

FAO: Finola Ingham FRICS
Tel: 0117 934 9977
Email: finola@burstoncook.co.uk



Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

