



CONTEMPORARY
PLUG AND PLAY
WORKSPACE IN
CENTRAL BRISTOL



SIZE (NIA)

1,250 SQ FT
(116.1 SQ M)



16 DESKS



SECURE BIKE
STORAGE AND
END OF
JOURNEY
FACILITIES

OFFICES READY FOR IMMEDIATE OCCUPATION

PLUG IN.

GET TO WORK.



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.



Secure bike storage



Passenger lift & DDA access



Shower facility, heated end of journey lockers and WC's



1 x Built-In Kitchen & 5 x Person Dining / Breakout



1 x 8 Person Meeting Room



1 x Resources / Print Area



16 x Desks & Chairs



1 x Soft Seating Lounge



Approximate NIA - 1,250 sq ft (116.13 sq m)



1 x 100mbps, via dedicated lease line with Ultra-Fast fibre optic broad band. Pre wired lan and Wi-Fi access points



RENT

Quoting £29 psf pax.



SERVICE CHARGE

Budgeted at £11 psf per annum.



TERMS

A new lease is available on flexible lease terms.



VAT

The property is elected for VAT.



EPC - The property has an Energy Performance rating of B (50).

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation as of April 2026:

Rateable Value: £18,250

Rates Payable: £7,884

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

GET IN TOUCH

FINOLA INGHAM FRICS

☎ 0117 934 9977

✉ Finola@burstonscook.co.uk

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www.burstonscook.co.uk