

OFFICE WITH PARKING—TO LET PRIME CITY CENTRE LOCATION— 178-182 Hotwell Road, Bristol, BS8 4RP



- Office with Parking in Prime Hotwell Location
- A prominent 8,536 sq ft (NIA) office building with large car park at the rear.
- The office building provides open plan office accommodation over 4 floors with parking
- Short term leases available and can be let as a whole or on individual floors
- Rent only £10 psf including parking.



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.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is prominently situated in an established and popular city centre location fronting onto Hotwell Road which serves as an arterial road into Bristol City Centre and the upmarket residential suburbs of Hotwells, Ambra Vale and Clifton.

DESCRIPTION

178-180 Hotwell Road is a large 4 storey office building fronting onto Hotwell road, providing accommodation over ground, first, second and third floors with a roof terrace on the top floor. The building has pedestrian access from the pavement at the front and across a bridge to the third floor from the car park at the rear. Internally there is a spiral staircase from the ground floor entrance to the first floor and access to the second and third floors is by way of an internal staircase on the rear elevation.

The offices are fitted out with suspended ceilings, Cat II lighting, ceiling mounted air conditioning cassettes and carpet covered floors. There are kitchenettes and WCs on the first and second floors. .

There is a large parking area to the rear, which is accessed from Rosemont Terrace. The area is laid to tarmac and provides parking for approximately 15 cars.

ACCOMMODATION

Burston Cook have measured the property in accordance with the RICS Property Measurement Standard and confirm the following approximate areas:

178 Hotwell Road	Sq m	Sq ft
Ground Floor	230.49	2481
First Floor	216.56	2331
Second Floor	228.36	2458
Third floor	117.99	1270
Total	793.4	8540
Garage	85.84	924

LEASE TERMS

We can offer a new lease on the whole building or leases on a floor by floor basis.

The terms of the lease are to be agreed.

Rent

The quoting rent is £10 psf

VAT

All prices and rents quoted are exclusive of VAT.

EPC

An EPC has been commissioned and will be made available upon request.

LEGAL FEES

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

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.

ROBINSONS DEPOSITORIES

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

October 2026



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