MARINER HOUSE

4TH FLOOR I 62 PRINCE ST I BRISTOL I BS1 4QD

BURSTON COOK
0117 934 9977



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 JOUNREY FACILITIES

OFFICES READY FOR IMMEDIATE OCCUPATION

PLUG IN.

GET TO WORK.

PLUG & PLAY OFFICE TO LET

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.

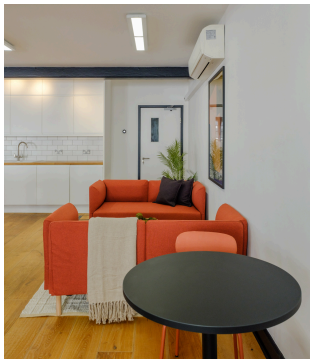
- Secure bike storage
- Passenger lift & DDA access
- Shower facility, heated end of journey lockers and WC's
- 1 x Built-In Kitchen & 5 x Person Dining / Breakout
- 1 x 8 Person Meeting Room
- 1 x Resources / Print Area
- 16 x Desks & Chairs
- 1 x 100mbps, via dedicated lease line with Ultra-Fast fibre optic broad band. Pre wired lan and Wi-Fi access points
- 1 x Soft Seating Lounge
- Approxiamate NIA - 1,250 sq ft (116.13 sq m)











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.

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).

GET IN TOUCH

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BURSTON COOK
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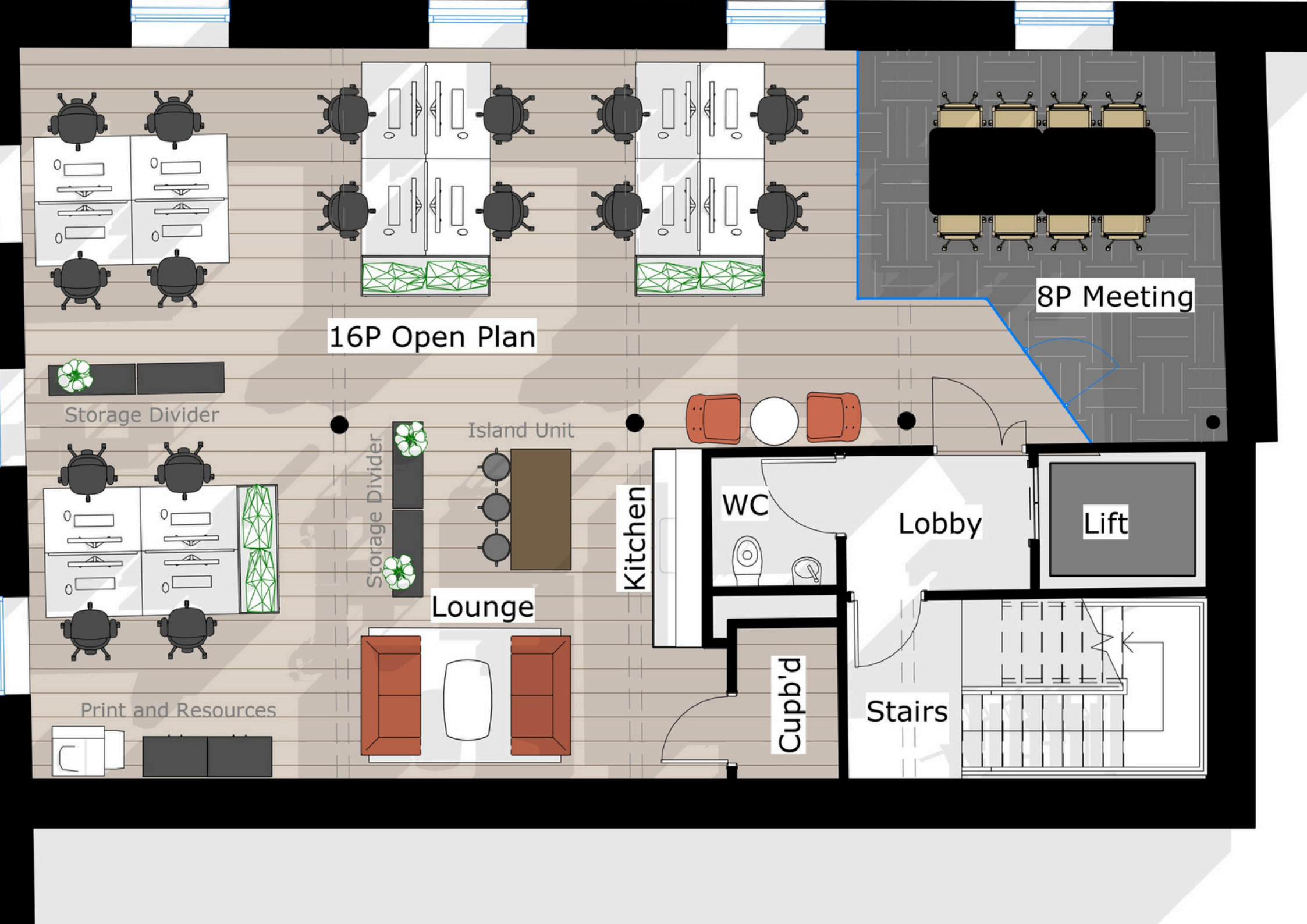
PLUG & PLAY OFFICE TO LET


16P Open Plan
8P Meeting
Storage Divider
Island Unit
Storage Divider
Lounge
Kitchen
WC
Lobby
Lift
Cupb'd
Stairs
Print and Resources