



TO LET



OFFICES ON
LOCATED ON UPPER
FLOORS



SIZE (NIA)
752 - 1,522 sq ft
70 - 142 sq m



QUOTING RENT
On application



THE OPPORTUNITY

- Benefitting from use class E - therefore suitable for a variety of different uses.
- Due to be refurbished.
- WC and kitchenette facilities.
- Flexible lease terms available.

LOCATION

33A Park Street occupies a prominent position on one of Bristol city centre's best-known and most vibrant streets. Park Street is a popular commercial destination, home to an eclectic mix of independent retailers, cafés, bars, restaurants and professional businesses.

DESCRIPTION

33 Park Street is a mid-terrace, three-storey property located on the western side of Park Street. It was constructed in the mid-1950s following the demolition of an earlier Georgian building that had been damaged during World War II. The offices are located on the first and second floors above Diana Porter jewellery store and provide a mix of open plan and partitioned space with WC and kitchenette facilities on the half landing. The offices will be refurbished - further details available upon request.



ACCOMMODATION

The premises has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
FIRST FLOOR	752	70
SECOND FLOOR	771	72
TOTAL	1,523	142

The offices are available to let as a whole (1,523 sq ft), or consideration would be given to a floor by floor letting.

TENURE

The premises is available by way of a new effectively full repairing and insuring lease(s) by way of a service charge for a term of years to be agreed with the landlord.

RENT

On application.

PLANNING

We understand the property benefits from Use Class E planning - therefore suitable for a wide range of different occupiers.

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: £23,500
Rates Payable (2026): £10,152

All parties are advised to make their own enquiries.

VAT

The property is not elected for VAT.

EPC

E (116).

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.

MISREPRESENTATION ACT 1967

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.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

JULY 2026



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