



TO LET

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|---|---|--|
|  MODERN OFFICE TO LET
WITH PARKING AND A
VERY LOW SERVICE
CHARGE! |  SIZE (NIA)
1,100 sq ft
102.3 sq m | £ QUOTING RENT
£15.00 psf, per
annum exclusive |
|---|---|--|



THE OPPORTUNITY

- Approximately 1,100 sq ft (102.19 sq m) NIA.
- 1st floor modern open plan office, fitted to a good specification
- 'Class E' premises offered to let, therefore suitable for a wide range of uses.
- Quoting £15.00 per sq ft, per annum exclusive
- Very low service charge!

LOCATION

Link House is located in the east Bristol suburb of Kingswood and is a modern office scheme located on a 1/2 acre site. The property is situated 4 miles to the east of central Bristol just off the A420 which is one of the main arterial routes leading out of central Bristol. The motorway network is accessible via the Avon ring road and in turn, the M4, M5 and M32 motorway network. Within a 5 minute walking distance is Kingswood shopping centre and Kingswood leisure centre offering excellent local amenities.

DESCRIPTION

Link House provides modern office accommodation within a landscaped setting, with on site car parking and bike storage.



The available space is located on the first floor and provides predominantly open plan accommodation, partitioned meeting rooms, kitchenette, suspended ceilings with LED lighting, comfort cooling, raised floors with floor boxes, gas central heating, carpet tile flooring, double glazed aluminum windows and a door entry system.

ACCOMMODATION

The property 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 Suite	1,100	102.19
TOTAL	1,100	102.19

CAR PARKING / BIKE STORAGE

The property benefits from 3 allocated car parking spaces and there is also secure bike storage on site.

TENURE

The property is available to rent by way of a new effectively full repairing and insuring lease for a term of years to be agreed. A service charge of only £1.50 psf is payable towards the upkeep and maintenance of the common and shared areas.

RENT

Quoting £15.00 per sq ft, per annum exclusive.

PLANNING

We understand the property benefits from Use Class E planning.
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: £12,500

Rates Payable: £5,400

Due to the property's rateable value being between £12,001 and £15,000, a tenant could potentially qualify for tapered relief.

All parties are advised to make their own enquiries.

**VAT**

The property is elected for VAT, therefore VAT will be payable on all prices.

EPC

The property has an [Energy Performance](#) rating of B (33).

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
OCTOBER 2026

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