GROUND FLOOR, CONCORDE HOUSE, 18 CONCORDE ROAD, BRISTOL, BS34 5TB

BURSTON COOK
0117 934 9977



TO LET

GROUND FLOOR
OFFICE ADJACENT TO
CRIBBS CAUSEWAY

SIZE (NIA)
3,235 sq ft
300.5 sq m

£ QUOTING RENT
£15.00 psf, pax

THE OPPORTUNITY

- Approximately 3,235 sq ft (300.50 sq m) NIA.
- Access excellent with Junction 17 of the M5 approximately 1 mile
- Adjacent to The Mall at Cribbs Causeway, with an extensive range of shops and restaurants within walking distance
- Only approximatley 1 mile from Brabazon Railway Station
- Shared reception, W.C's and shower facililties.
- Quoting £15.00 per square foot, per annum, exclusive.

LOCATION

The property is located off Concorde Road, adjacent to The Mall at Cribbs Causeway and is approximately 1 mile from Junction 17 of the M5 offering immediate access to the M4/M5 interchange. The property is also located approximately 1 mile to the north of the new Brabazon development, benefitting from the new YTL Arena, shopping quarter and Brabazon Park, with development commencing over the course of the next few years. The Bristol Brabazon Railway Station, opening in Autumn 2026, is also approximately 1 mile from the property with good links to Bristol Temple Meads.



DESCRIPTION

The property comprises a ground floor open plan office within a two storey detached building, benefitting from a kitchenette and meeting room, along with a shared reception, male, female and disabled W.C's and shower facilities. The specification of the office includes, suspended ceilings with recessed CAT II lighting, gas central heating, comfort cooling, double glazed windows, perimeter computer trunking and cabling.

ACCOMMODATION

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

FLOOR	SQ FT	SQ M
GROUND FLOOR	3,235	300.50
TOTAL	**3,235**	**300.50**

CAR PARKING

The property is allocated 11 car parking spaces, with additional spaces available via separate negotiation.

TENURE

The office is available to rent by way of a new full repairing and insuring lease, by way of a service charge for a term of years to be agreed.

RENT

Quoting £15.00 psf pax.

PLANNING

We understand the property benefits from Use Class E planning, therefore suitable for a variety of uses.

All parties are advised to make their own enquiries.

BUSINESS RATES

As the property has never been let on a floor by floor basis, the business rates will need to be re-assessed with the Valuation Office Agency upon occupation.

VAT

All prices are exclusive of VAT if applicable.

EPC

The property has an Energy Performance rating of D (97).









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

THE ADJACENT MALL AT CRIBBS CAUSEWAY



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