QUAYSIDE - ONE OF BRISTOL'S BEST WATERSIDE OFFICES

BURSTON COOK
0117 934 9977

THE PENTHOUSE I 40-58 HOTWELL ROAD I BRISTOL I BS8 4UQ



CONTEMPORARY PLUG AND PLAY WORKSPACE WITH 2 X ROOF TERRACES

SIZE (NIA)

1,800 SQ FT (167.2 SQ M)

18 DESKS

SECURE BIKE STORAGE AND CAR PARKING

OFFICES READY FOR IMMEDIATE OCCUPATION

PLUG IN.

GET TO WORK.

PLUG & PLAY OFFICE TO LET

DESCRIPTION

Quayside offers fitted, plug and play office space to let in Bristol, occupying an attractive harbourside location on Hotwell Road (A4), within easy reach of both Clifton Village and Bristol city centre.

Ideally suited to businesses looking for ready-to-occupy office accommodation, Quayside combines the convenience of fitted office space with an attractive waterfront setting and excellent access to the city centre and the wider Bristol area.

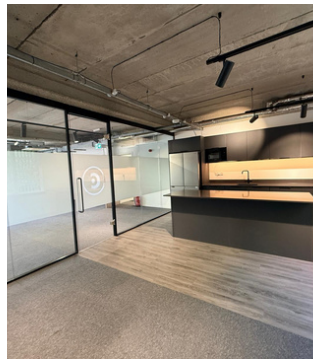
- 18 x desks & chairs
- 1 x built-in kitchen / dining area
- 1 x 8 person meeting room
  1 x 4 person meeting room
- 2 X private roof terraces
- Secure car parking
- Secure bike storage
- 1 x 100mbps, via dedicated lease line with Ultra-Fast fibre optic broadband.
- Soft seating lounge & break out areas
- Passenger lift
- Shower facility & bike storage











BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation as of April 2026:

Rateable Value: £36,500
Rates Payable: £15,768

All parties are advised to make their own enquiries to verify this information.

RENT
Quoting £32 psf pax.

SERVICE CHARGE
A small service charge will be payable towards upkeep of the common areas.

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 C (70).

GET IN TOUCH

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PLUG & PLAY OFFICE TO LET


CGI IMAGES USED

PROPOSED LAYOUT

GA Plan

