SUITE 2, SECOND FLOOR, LIBERTY HOUSE, SOUTH LIBERTY LANE, BRISTOL, BS3 2ST

BURSTON COOK
0117 934 9977



TO LET

2ND FLOOR
OFFICE TO BE
REFURBISHED

SIZE (NIA)
1,767 sq ft
164.17 sq m

£ QUOTING RENT
£11.50 psf pax

CAR PARKING
3 car parking spaces, plus visitor spaces

THE OPPORTUNITY

- Approximately 1,767 sq ft (164.17 sq m) NIA
- Located approximately 2 miles south of Bristol city centre
- Up to 3 allocated car parking spaces, plus additional communal spaces available
- Suite 2 is to be refurbished to a high standard
- Quoting rent £11.50 per sq ft, per annum exclusive
- The property qualifies for 100% business rates relief!!

LOCATION

Liberty House is situated within Bedminster just south of Bristol City Centre. It is located in a prominent position on South Liberty Lane which is approximatley 2 miles from the City Centre. Liberty House provides good access with the A38 which links to the airport as well as providing good transport links to the M5 and the M32 motorways.

DESCRIPTION

Liberty House is a modern, three storey purpose built office building which was rebuilt and refurbished in 2004. Suite 2 is located on the 2nd floor and is to be refurbished to a high standard to provide predominately open plan accommodation, new carpet tile flooring and is to be redecorated throughout.



The specification of the office comprises suspended ceilings with Cat II lighting, Velux double glazed roof lights, gas fired central heating, dado perimeter trunking, Cat 5 cabling. The property also benefits from passenger lift access and communal male, female and disabled W.C facilities and shower facilities.

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
SECOND FLOOR SUITE 2	1,767	164.17
TOTAL	**1,767**	**164.17**

CAR PARKING

Suite 2 is allocated 3 car parking spaces.

Additional parking is is available on a first come, first served basis.

TENURE

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

QUOTING RENT

£11.50 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:

Office Suite 2:
Rateable Value: £13,000
Rates Payable: £5,616

All parties are advised to make their own enquiries.

VAT
The property is elected for VAT, therefore VAT will be chargable on the rent.

EPC
The property has an Energy Performance rating of D (90).

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

UPDATED NOVEMBER 2026





CONTACT
LUKE DODGE MRICS
0117 934 9977
Luke@burstoncook.co.uk

WEBSITE
www.burstoncook.co.uk

ADDRESS
Burston Cook, Lewins House,
Narrow Lewins Mead, Bristol,
BS1 2NN