



McArthur's Yard, Gas Ferry Road, Bristol BS1 6JR

**TO LET**

**Waterfront Commercial Units**

**1,300 - 3,750 Sq Ft  
(121 - 348 Sq M)**



# McArthur's Yard, Gas Ferry Road, Bristol BS1 6JR

## DESCRIPTION

McArthur's Yard comprises of five business units ranging from 1,370 sq ft to 3,750 sq ft set below Bristol's most recent waterfront residential development. The units will provide open plan commercial space enabling occupiers the opportunity to create a unique area for their employees and clients.

- ✓ Waterfront location
- ✓ High footfall area
- ✓ Located on the metro bus route
- ✓ Brand new units
- ✓ Cycling facilities
- ✓ Suitable for a variety of uses (STP)

## LOCATION

McArthur's Yard's enviable location means that you are right in the heart of a thriving community on Bristol's Harbourside in close proximity to the iconic Brunel's SS Great Britain. Whether you're after quality food, the theatre, galleries, movies, sports or supermarkets, it is all located within easy reach by foot or by public transport.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 1	3,750	348
Unit 2	3,450	321
Unit 3	3,400	316
Unit 4	1,370	127
Unit 5	2,250	209
<b>Total</b>	<b>14,220</b>	<b>1,321</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Rent on application.

EPC EPC report is available upon request.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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