

# CENTRAL OFFICES TO LET

6 Lower Park Row, Bristol, BS1 5BJ



- Suites from approximately 406–2,429 sq ft (37.7–225 sq m)
- Light and airy office suites
- Economical and flexible lease terms
- Secure bike storage and car parking to rear
- City centre location
- Suitable for a range of different uses (STP)



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**  
0117 934 9977

## LOCATION

The property is located fronting onto the busy Park Row, close to the B.R.I and Bristol University. The area remains a popular and sought-after location for retail, office and leisure uses due to its excellent position linking the city centre to The Triangle, Park Street and Clifton, providing a high level of passing vehicle traffic and pedestrian footfall.

## DESCRIPTION

6 Lower Park Row is an attractive period office building with the space providing light and airy office accommodation which is well presented throughout with a kitchenette, WC's and secure on site bike storage. To the rear of the building is a car park.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas: -

Ground & lower ground floor:	850 sq ft	( 78.96sq m)
First floor:	482 sq ft	( 44.8 sq m)
Second floor:	692 sq ft	(64.18 sq m)
Third floor:	406sq ft	(37.73 sq m)
<b>Total:</b>	<b>2,429 sq ft</b>	<b>( 225 sq m)</b>

The property is available to rent as a whole, or as a floor by floor basis.

## CAR PARKING & BIKE STORAGE

To the rear of the building is a car park which can accommodate up to 5 cars—parking is charged separately. There is secure bike storage in the basement.

## TERMS

The property is available to rent as a whole or on a floor by floor basis, by way of a new effectively full repairing and insuring lease (s).

## RENT

Upon application.

## BUSINESS RATES

At present each floor is assessed separately.

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)).

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## LEGAL COSTS

Each party is responsible for their own legal costs incurred in respect of this transaction.

## ENERGY PERFORMANCE CERTIFICATE

Rating = D (83).

## VAT

TBC.

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## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Finola Ingham MRICS

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## SUBJECT TO CONTRACT

Updated March 2023

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.

### 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.

