

# CONTEMPORARY OFFICE IN THE CITY CENTRE—TO LET

Ground Floor, Arclight House, 3 Unity Street, Bristol, BS1 5HH



- 'Media style' offices in the heart of the city centre within a stones throw of College Green Park and the harbourside.
- Open plan floor plate.
- Approximately 2,345 sq ft (217.8 sq m).
- Shower facility, fitted kitchenette and meeting room already in situ.
- Low service charge!



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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## LOCATION

The property is situated on Unity Street which is located just off Park Street, in close proximity to City Hall and College Green with the affluent suburbs of Clifton, Redland and Cotham located nearby. The property's location provides excellent access on foot to both the Bristol University campus and the business districts in the city centre and there are excellent transport links to the rest of the city and Temple Meads train station.

## DESCRIPTION

The office is located on the ground floor and has been refurbished to a contemporary and modern standard to provide 'media style' office accommodation. The specification includes LED lighting, male and female WCs, shower facilities, kitchenette, a fresh air ventilation system, gas central heating, wood effect flooring, and brick slip feature walls. There is also a meeting room already in situ and a useful store room which would be suitable for bike storage.

## CAR PARKING

Up to 2 car parking spaces can be made available by way of separate licence agreements in a secure car park located just off Lower Park Row at a rent of £1,750 per space pax.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice the property has an approximate net internal floor area of 2,345 sq ft (217.8 sq m).

## TERMS

The suite is available to rent 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.

## QUOTING RENT

Quoting rent £23.00 per sq ft pax.

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation:

Rateable Value:	£35,500
Rates Payable (2024/2025):	£17,714.50

## PLANNING

Use Class E – therefore suitable for a wide range of different uses.

## VAT

We have been advised that the property is elected for VAT.

## EPC

The property has an EPC rating of D (79).

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham FRICS / Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: [Finola@burstoncook.co.uk](mailto:Finola@burstoncook.co.uk) / [Vicki@burstoncook.co.uk](mailto:Vicki@burstoncook.co.uk)

## SUBJECT TO CONTRACT

February 2024

## 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.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants*



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