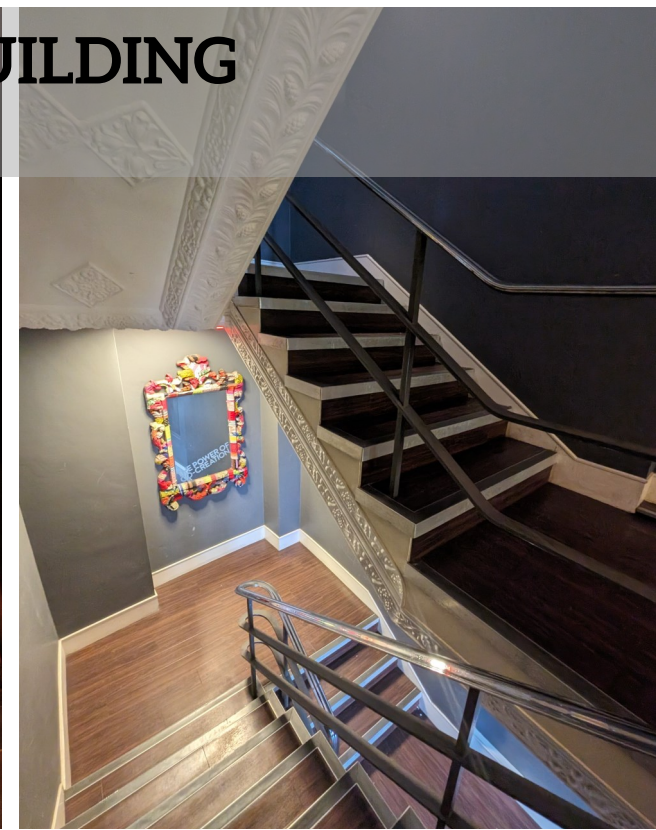


STUNNING OFFICES TO LET IN A LANDMARK BUILDING

7–11 Park Street, Bristol, BS1 5NF



- Central office in an excellent position on Park Street
- Newly refurbished with attractive communal areas
- Secure car parking
- Floors from approximately 1,388–3,253 sq ft (128.9–302.2 sq m)
- Within close walking distance of the harbourside, Bristol's Old Quarter, Whiteladies Road, and Cabot Circus.



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is situated on Park Street in the heart of Bristol city centre, with the affluent suburbs of Clifton, Redland and Cotham nearby. The property is very close to the City Hall and provides views out over College Green. The property's location provides excellent access on foot to many local amenities such as gyms, restaurants and cafes. Due to the property's central location, the business districts and Temple Meads train station are both very accessible as well.

DESCRIPTION

The property comprises office accommodation located on the first and second floors of this landmark building, prominently positioned at the bottom of Park Street, just off of College Green. The accommodation is due to be fully refurbished to include LED lighting, new decorations and flooring, attractive communal spaces and excellent natural light throughout.

ACCOMMODATION

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

First Floor:	1,865 sq ft (173.25 sq m)
First Floor Mezzanine:	1,388 sq ft (128.95 sq m)
Total:	3,253 sq ft (302.21 sq m)

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

PARKING

There are 3 secure car parking spaces available.

TENURE

The accommodation is available to lease by way of a new effectively full repairing and insuring lease(s) by way of a service charge, for a term of years to be agreed.

RENT

£22.50 per sq ft per annum exclusive.

PLANNING

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

BUSINESS RATES

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency (www.voa.gov.uk).



Due to be refurbished

EPC

The property has an Energy Performance Rating of D (82).

VAT

We have been advised that the property is not elected for VAT.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS or Finola Ingham FRICS

Tel: 0117 934 9977

Email: Charlie@burstoncook.co.uk / Finola@burstoncook.co.uk

SUBJECT TO CONTRACT

March 2024

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.