



# TO LET

## Fully fitted and furnished self-contained waterfront office

- ❖ Fitted open plan offices in a prime location ready for immediate occupation
- ❖ Self-contained ground floor office - 1,310 sq ft (122 Sq M)
- ❖ On site parking
- ❖ New shower, male and female WC
- ❖ Amazing waterfront views

### Availability

Ground Floor	1,310 sq ft	122 sq m
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### Planning

Use Class E.

### Business Rates

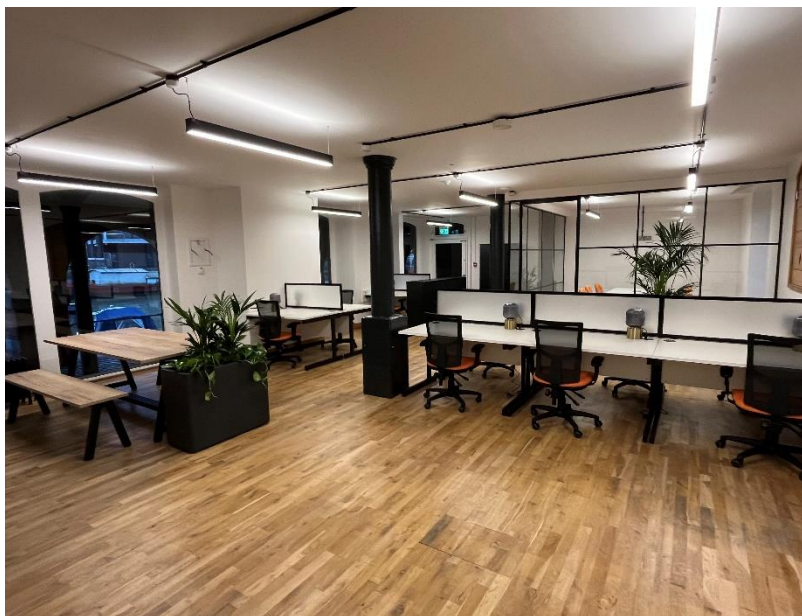
Business rates for 2023 / 2024 are approximately £9.26 per sq ft.

Interested parties are also advised to make their own enquires to Bristol City Council to verify this information.

### EPC

Available upon request.

Buchanan's Wharf South, Ferry Street, Bristol, BS1 6HN



### Location

The office is situated off Ferry Street, a short distance from Bristol Bridge and Victoria Street.

The offices are located off The Brunel Mile providing a short walk to Queen Square and a 10-minute walk to Bristol Temple Meads. There is an abundance of amenity nearby including St Nicholas Markets, Bristol's Harbourside and Castle Park.

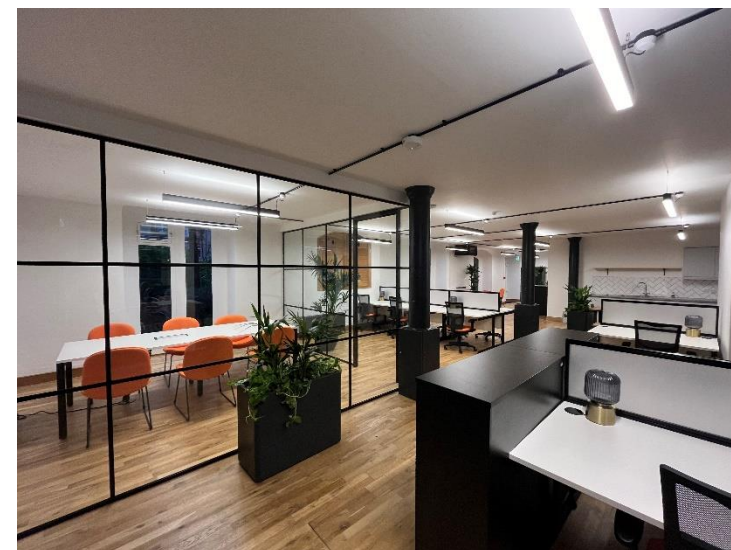
The space is also a short walk away from various restaurants and bars including Pasture, Riverstation and Box Hall which is due to open later in the year.

### Description

Buchanan's Wharf South is a unique self-contained ground floor office with amazing waterfront views over the Floating Harbour.

The space has been designed to enable immediate occupation with 10 workstations, kitchen / break out area and 6 x person meeting room. The office benefits from a new demised shower and a 1gig internet line.

There is 1 car parking space available with the office and another by way of a separate licence. The parking space is located in the courtyard immediately outside the office which is accessed from Redcliffe Street.



Buchanan's Wharf South, Ferry Street, Bristol, BS1 6HN

## VAT

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

## Legal Costs

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

## Further Information

Interested parties to make applications to the agents.

## Seonaid Butler

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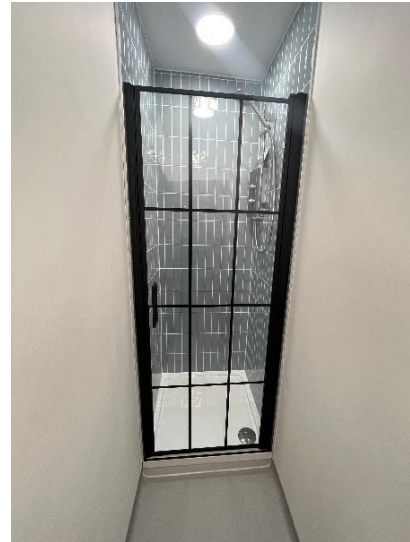
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