

TO LET

CBRE

Merchants House

2nd Floor Link
Merchants House
Wapping Road
Bristol
BS1 4RW

Newly Refurbished, Fully Fitted Office Space
1,144 sq. ft. (106.3 sq. m.)

- Exceptional fully fitted office space with a combination of traditional and flexible desk space.
- Modern fully fitted kitchenette/break area
- Self-contained meeting pod
- Male and female WC's on alternating floors
- Air conditioning
- Suspended strip lights
- Shower facilities
- Secure cycle store



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Location

Merchants House is located in the immediate vicinity of Bristol's newest food and drink district, Wapping Wharf, which has a popular mix of eclectic independent businesses. The property is well connected and benefits from being a short walk from all parts of the City Centre and a 15min walk from Temple Meads train station providing national and suburban rail services. Wapping Wharf has its own M2 Metrobus stop on Cumberland Road, this provides services every 15mins at peak times between the City Centre and Long Ashton Park & Ride.

Description

The property provides a newly refurbished, air-conditioned office suite which has been fully fitted for immediate occupation. The office provides a contemporary mix of workspaces including desking, break out space, quiet zones and a meeting pod. The suite also benefits from a modern open-plan kitchenette.

Accommodation

Measured on a net internal basis the property has a floor area of 1,144 sq. ft within the second floor link suite of the property.

Terms

Terms on application.

Availability

The accommodation is available to let as a whole on a new FRI lease direct from the landlord by way of service charge.

Business Rates

Further information is available from the agents.

VAT

All figures quoted are exclusive of VAT, if chargeable.

EPC

The current EPC for the property is B.

Legal Costs

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



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