



TO LET

Merchants House

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

High quality, fully fitted office accommodation – 1,144 sq ft net approx.

Location

Merchants House is conveniently located within Wapping Wharf, Bristol's thriving food and drink district. The vicinity offers a wide range of popular and award winning independent businesses, to satisfy all tastes.

The property which is located within the city centre is well connected and is easily accessible to Temple Meads train station and Cabot Circus shopping centre.

M32



1.5 miles

Cabot Circus



1.5 miles

Cargo



0.5 mile

Temple Meads



1 mile



Accommodation

Description

The available accommodation has been recently refurbished to offer high quality, fully fitted, modern office space. The well designed space and contemporary finishes enable occupiers to embrace a new way of working.

The accommodation benefits from a fully fitted kitchen and breakout area, self-contained meeting pod and a mixture of traditional and flexible desk space.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
2 nd Floor Link	1,144	106.3
TOTAL	1,144	106.3

Fully fitted accommodation



Exposed services



Comfort cooling



Shower facilities



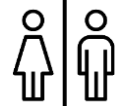
LED lighting



Kitchen / Breakout area



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is B and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The accommodation is available on a new full repairing and insuring service charge lease with terms of years to be agreed.

Rent

A quoting rent of £37.50 per sq ft

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

CBRE

0117 9435757
www.cbre.co.uk

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AK Ref: TWD – Feb 2023



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Subject to Contract

Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

