

TO LET

Part 2nd Floor

16 Narrow Quay, Bristol, BS1 4QA

Attractive office suite comprise 351 sq ft net approx.



Location

Occupying a prominent position on Narrow Quay, overlooking the floating harbour, the property is located within the heart of the city. A wide range of facilities and amenities are on the doorstep, including shops, cafes, bars, restaurants and venues.

Bristol Temple Meads station and Cabot Circus Shopping Complex are both within a short walk and less than a mile away. The property further enjoys excellent links to the inner city ring road, providing direct access to the M32 and national motorway network.

M32



1.5 miles northeast

M4



8 miles northwest

Cabot Circus

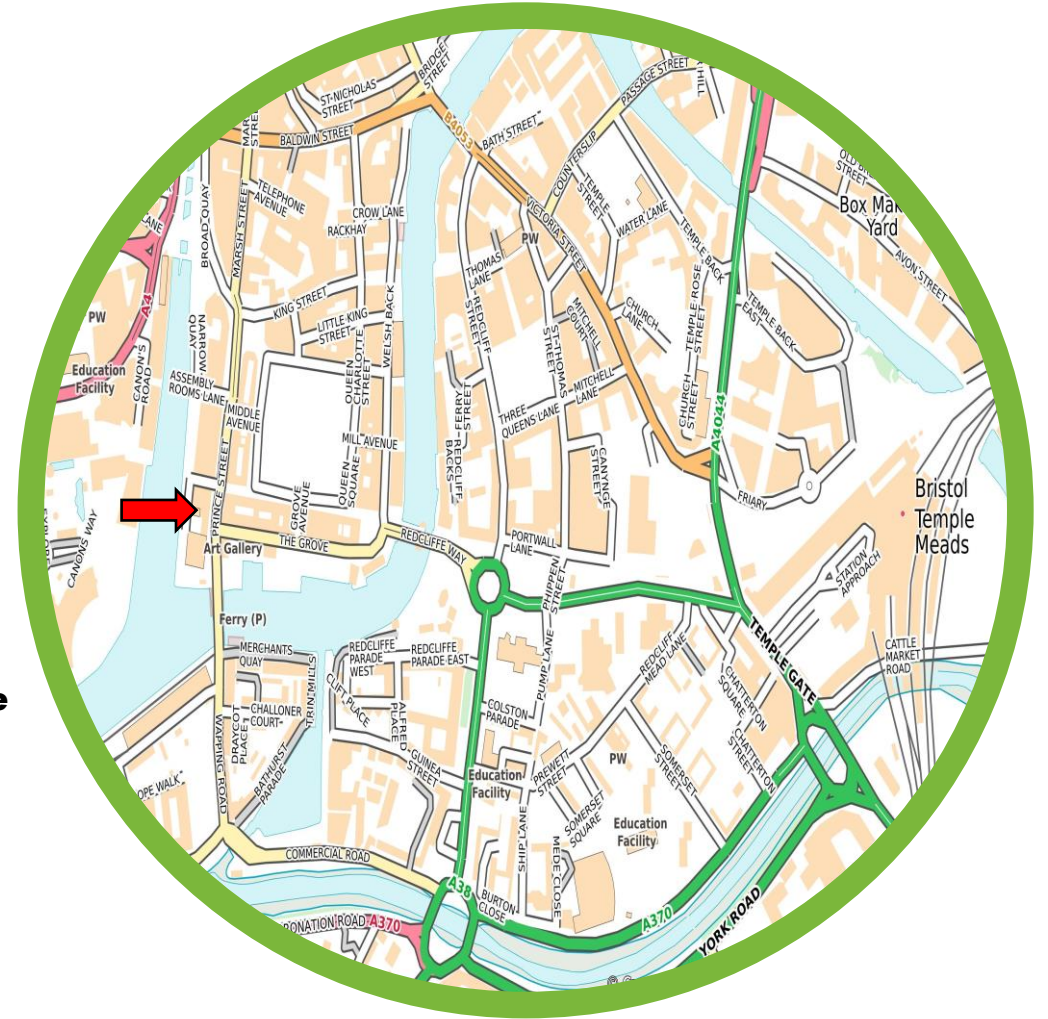


1 mile

Bristol Temple Meads



0.5 mile



Accommodation

Description

The available accommodation is located on the second floor and comprises a private lockable office suite with access to a shared kitchen and WC facilities.

The office suite can accommodate 6-8 people.

Occupiers within the building also have access to a wide range of onsite amenities, including the ground floor café bar, meeting room and event 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
Part 2 nd Floor	351	32.58
TOTAL	351	32.58

Underfloor cabling



Meeting/Event space



Electric heating



Furnish office



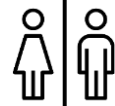
Recessed lighting



Shared kitchen

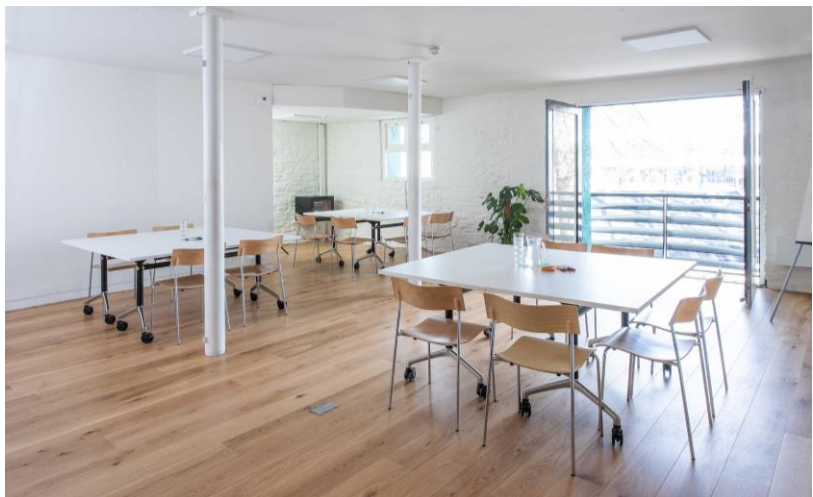


WC facilities



alder king

PROPERTY CONSULTANTS



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.

www.Bristol.gov.uk

Business Rates

Interested parties should make their own enquiries to Bristol 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

An EPC has been commissioned and will be available for inspection.

Code for Leasing

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

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.

Terms

The accommodation is available by way of a flexible lease/licence.

Rent

£1,200 per month exclusive of VAT.

Additional Charges

Occupiers will also be responsible for the payment of service charge, cleaning electricity costs.

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 subject to the landlord's discretion.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements.

Viewing Arrangements

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



Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com

AK Ref: TWD/99354

Date: March 2024

Subject to Contract

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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

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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.