



MAGGS & ALLEN

SECOND FLOOR OFFICES
35-38 HIGH ST
BRISTOL, BS1 2AW

£30,000 Per Annum

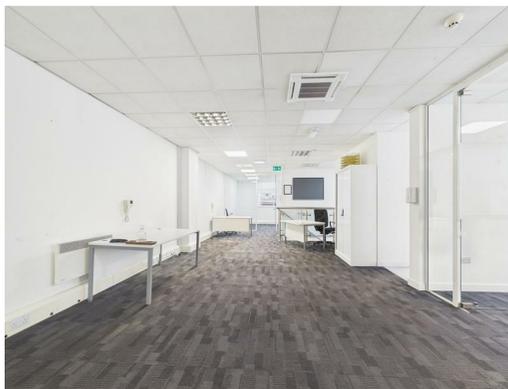
- Approx. 1,800 ft²
- Modern Offices
- Air Conditioning
- Bristol City Centre
- Ground Floor Also Available



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A modern second floor office of approximately 1,800 ft² with additional toilet facilities. The offices benefit from air conditioning and additional electric panel heaters, and are predominantly open plan with partitioned conference rooms. The ground floor (and basement) is also available by separate negotiation.

LOCATION

The property is situated in a highly prominent position in Bristol City Centre, within close proximity to Castle Park and St Nicholas Market.

ACCOMMODATION

Net Internal Area: Approx. 1,800 ft² / 167m²

Gross Internal Area: Approx. 2,111 ft² / 196m².

BUSINESS RATES

The offices are currently rated as three separated offices, with Rateable Values (with effect from 2026) of:

Part 2nd Floor - £6,500

Jba Office Part 2nd Floor: £7,200

Cpa Office Part 2nd Floor: £15,750.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D. Valid until 5 March 2036.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

By appointment.

LEASE DETAILS

The offices are available to let on an effectively fully repairing and insuring basis, subject to service charge. We are advised the service charge is currently approximately £2,000pa. Each party to incur their own respective legal fees.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

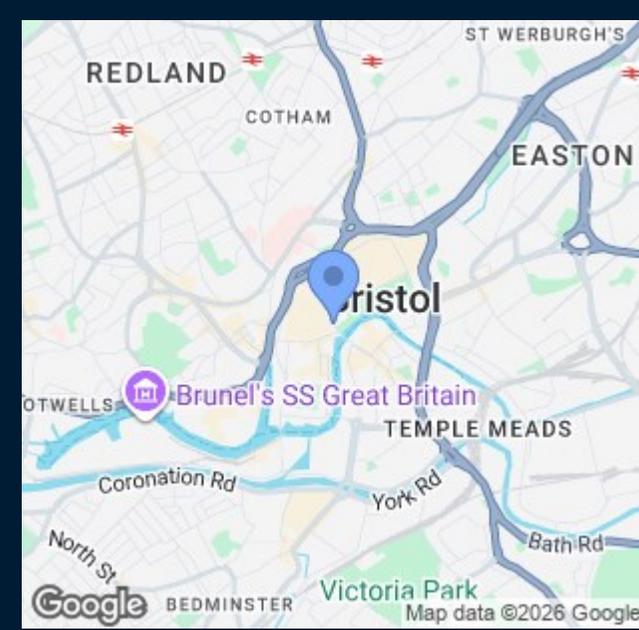
TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



Approximate total area⁽¹⁾
2111 ft²
196.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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