

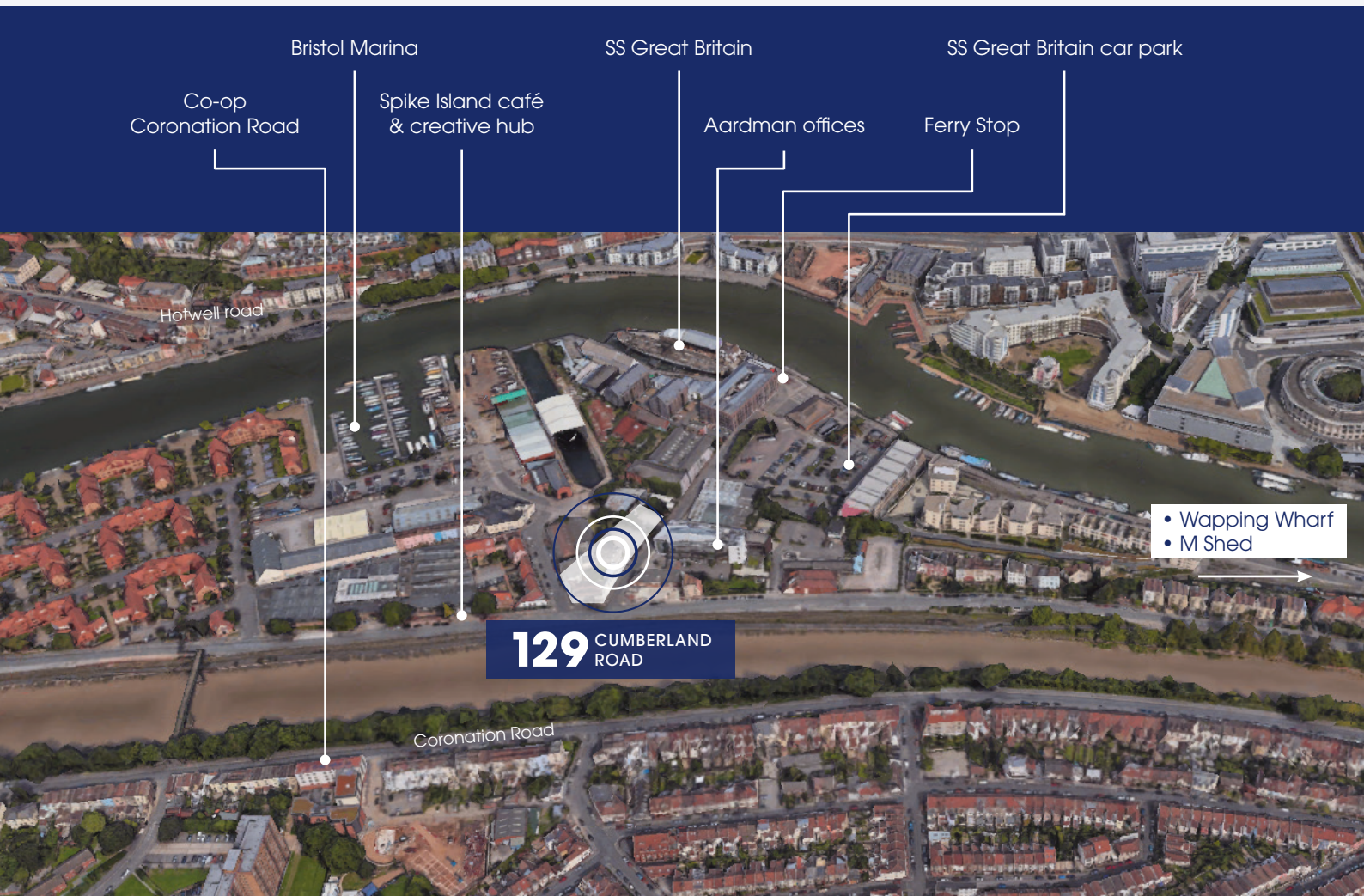
GEORGIAN HOUSE

129 CUMBERLAND ROAD,
BRISTOL BS1 6UX

TO LET: 2,303 SQ FT
LISTED PERIOD OFFICE BUILDING



- Self contained • WC's on each floor • Kitchen • On site parking • Courtyard view
- Harbourside location • Walking distance to Wapping Wharf & City Centre



Location

The property is located at the junction of Cumberland Road and Gasferry Road, south of Bristol city centre. The harbourside provides occupiers with an unrivalled mixed use environment for their staff with bars, restaurants, leisure and residential amenities.

Cumberland Road provides easy access to the A4, both to the East and West.

Temple Meads:

1.5 miles - 8 minute bike ride

M4/M32 Intersection: 6 miles

M5 Junction: 7.7 miles

Bristol City Airport: 7.5 miles

Within walking distance:

Queen Square, Park Street & the City Centre

Description

This listed building has been converted to provide high quality office accommodation over the ground, first and second floors. The ground floor benefits from a grand entrance hall retaining many original features.

The property provides occupiers with carpeted floors, painted and plastered walls, wall-mounted convection radiators and perimeter trunking. The communal area's benefit from shower facilities and a private courtyard garden.



FIRST FLOOR FLOORPLAN



Accommodation

NET INTERNAL AREAS	SQ FT	SQ M
Ground Floor	593	55
First Floor	843	78
Second Floor	867	81
Total	2,303	214

Legal costs

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

Business rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

Terms

This property is available by way of a new lease for a term of years to be agreed.

EPC

EPC report is available upon request.

**Lambert
Smith
Hampton**

Contacts

Viewing & further information

Viewing strictly by prior appointment

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