



McArthur's Yard, Gas Ferry Road, Bristol BS1 6JR

TO LET

New Shell Spec Commercial Units

1,370 - 3,750 Sq Ft
(127 - 348 Sq M)

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DESCRIPTION

McArthur's Yard comprises of five business units ranging from 1,370 sq ft to 3,750 sq ft set below Bristol's most recent waterfront residential development. Finished to a shell specification, the units provide open plan Class E accommodation which could be suitable for a variety of occupiers and uses. The units are self-contained and each benefit from one secure car parking space along with communal bike parking facilities.

- ✓ **Waterfront location**
- ✓ **High footfall area**
- ✓ **Located on the metro bus route**
- ✓ **On site car park**
- ✓ **Cycling facilities**
- ✓ **Class E units**



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LOCATION

McArthur's Yard's enviable location means that you are right in the heart of a thriving community on Bristol's Harbourside in close proximity to the iconic Brunel's SS Great Britain. Whether you're after quality food, the theatre, galleries, movies, sports or supermarkets, it is all located within easy reach by foot or by public transport.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 1	3,750	348
Unit 2	3,450	321
Unit 3	3,400	316
Unit 4	1,370	127
Unit 5	2,250	209
Total	3,750	348

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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

The units are available by way of a new lease direct from the landlord for a term of years to be agreed. Rent on application.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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