



72-84 Gloucester Road, Bishopston, Bristol
£1,350 pcm

Commercial Space available in prominent location

The floor space allows for up to 10 desks and is 1215sqf or 113sqm and has parking for two cars.

There's additional kitchen and toilets on the first floor and we are offering the property on a minimum 1 year lease with a two months notice.

It's high street retail for traditional office usage with the frontage on Gloucester Road and Shadwell Road.

There's separate rooms for meeting rooms including the old safe for storage.

There's areas for bike storage, entry door buzzer and would be ideal for legal or professional firms who are just starting or a transitional period looking for more permanent offices.

The rent is a reasonable and cheap £1350 pcm with the rates to be discussed with the vendor/landlord in person.

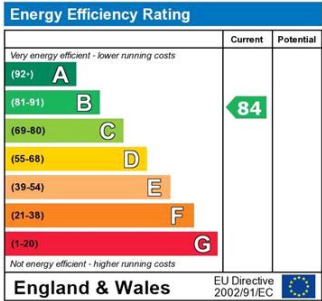
Each party to bear their own legal costs.

The building has been recently granted planning to renovate and extend the building to include domestic living quarters above the office/ground floor space but the owners are not intending to start until approximately 2028.

The contract is available to start with immediate effect and offered will be considered on their own merits and strength of covenant including credit checks and guarantors status.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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