



📍 LIGHT AND
BRIGHT OFFICE
TO LET IN THE
CITY CENTRE

🏠 SIZE (NIA)
473 sq ft
43.97 sq m

£ QUOTING RENT
£11,500 pax

TO LET





THE OPPORTUNITY

- Attractive first floor office suite.
- Fitted kitchenette with a balcony giving views of Bristol.
- Located in the city centre providing excellent transport links and nearby amenities.
- Approximately 473 sq ft (43.97 sq m) NIA
- Quoting £11,500 per annum, exclusive.
- Planning Use Class E—suitable for a wide range of uses

LOCATION

The property is located fronting onto the busy Park Row, close to the B.R.I and Bristol University. The area remains a popular and a sought-after location for retail, office and leisure uses due to its excellent position linking the city centre to The Triangle, Park Street and Clifton, providing a high level of footfall.

DESCRIPTION

18 Park Row provides attractive accommodation which comprises two interconnecting rooms with the front room benefiting from a large bay window creating lots of natural light. There is also a fitted kitchenette and sunny balcony with far reaching views of the city centre and male and female WCs on the half landing.



ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
FIRST FLOOR	473	43.97
TOTAL	473	43.97

TENURE

The property is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed with the landlord.

RENT

Quoting £11,500 per annum, exclusive.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026:

Rateable Value: £7,400

Rates Payable: £3,196.80*

*As the Rateable Value is below £12,000 a tenant may be eligible for up to 100% relief on their business rates.

All parties are advised to make their own enquiries.

VAT

We have been advised that the property is elected for VAT.

EPC

The property has an [Energy Performance](#) rating of E (108).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.



ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

UPDATED SEPTEMBER 2026



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