

TO LET

Waterfront Unit

Assembly, Cheese Lane, Bristol, BS2 0JJ

Prime waterfront location overlooking a new public square
– 3,940 sq ft net approx.

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Location

Bristol is the largest city in the South West and one of the main financial hubs outside London. The city has a population of approximately 800,000 and between the two universities, 50,000 students are enrolled.

Assembly is a new 325,000 sq ft waterfront office development, located within the heart of the city's central business district. Temple Meads Railway station and Cabot Circus shopping centre are both within a short walking distance and less than 1 mile away.

M32



1 miles northeast

Bristol Airport



8 miles southwest

**Temple Meads
Station**



1 mile southeast

Cabot Circus



1 mile north

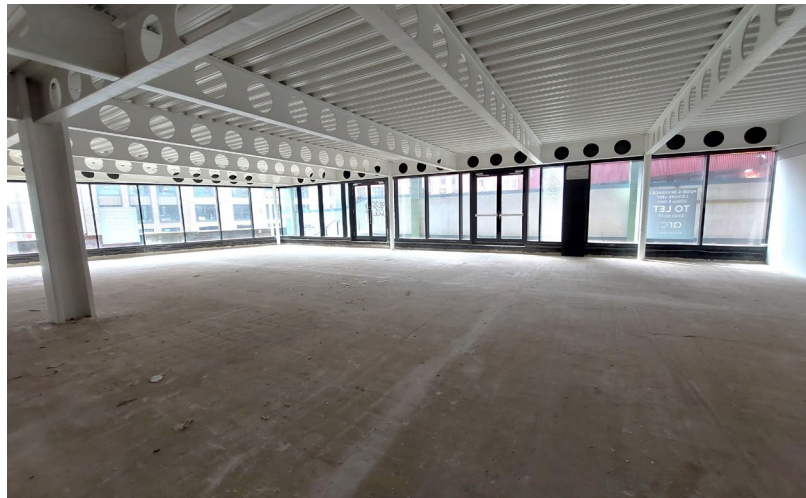


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Accommodation

Description

This waterfront unit sits on the lower ground floor of Building A, which comprises 200,000 sq ft over 13 floors. The building is fully occupied by BT. Two further office buildings have completed providing another 125,000 sq ft. The scheme also offers a new public square onto which the retail unit fronts.

The unit is fully glazed and will be offered in a shell condition. An outside seating area can also be demised to the incoming occupier.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Retail unit	3,940	366
TOTAL	3,940	366

Retail



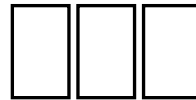
Leisure



Shell specification



Glazed frontage



Waterfront



Outside seating



Sat Nav – BS2 0JJ



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for a variety of uses under Class E of the Use Classes Order 2020 including retail, financial and professional services, café & restaurant, gym, medical and nursery uses. The planning consent (16/06195/F) contains pre-occupation conditions in relation to extraction/ventilation, external lighting, refuse/recycling and servicing.

Interested parties are advised to make their own enquiries to the Local Planning Authority www.bristol.gov.uk

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable. www.voa.gov.uk

Energy Performance Certificate

An EPC will be commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The unit is available on a new full repairing service charge lease for terms of years to be agreed.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML/KYC

A successful tenant will be required to provide relevant information to satisfy the AML/KYC requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com

AK Ref: TWD/SC/99954

Date: November 2024

Subject to Contract

Tom Dugay

0117 317 1094

07974 186462

tdugay@alderking.com

Sadie Cole

0117 317 1034

07867 847 586

scole@alderking.com

Or our joint Agents – Arc Retail – www.arcretail.co.uk

Important Notice

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Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.