



INDICATIVE IMAGE

Unit 6 McArthur's Yard, Gas Ferry Road, Bristol BS1 6UN

TO LET

Waterfront Commercial Unit

2,250 Sq Ft
(209 Sq M)

Unit 6 McArthur's Yard, Gas Ferry Road, Bristol BS1 6UN

DESCRIPTION

Unit 6, McArthur's Yard comprises 2,250 sq ft of light-filled commercial space, ideally suited for a small office or creative studio. Located beneath Bristol's latest waterfront residential development, the unit is offered in shell and core condition, providing occupiers with the flexibility to deliver a bespoke fit-out tailored to their operational requirements. The property benefits from attractive views overlooking the SS Great Britain and the Harbourside.

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



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
Total	2,250	209

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

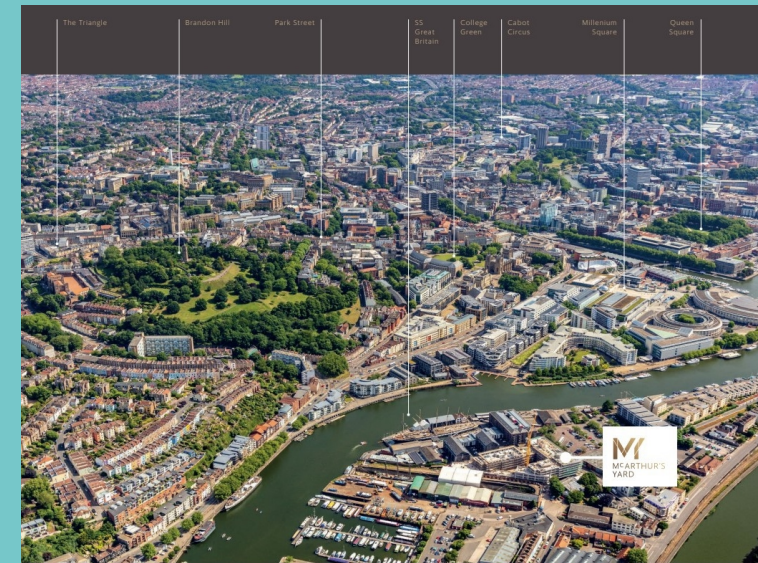
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The unit is available by way of a new lease direct from the landlord for a term of years to be agreed.

EPC

EPC report is available upon request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Roxine Foster
07834 626024
rfoster@lsh.co.uk

Olly Wills
07354 810761
OWills@lsh.co.uk