



INDICATIVE IMAGE

Unit 4 McArthur's Yard, Gas Ferry Road, Bristol BS1 6UN

TO LET

Waterfront Commercial Unit

1,370 Sq Ft
(127 Sq M)

Unit 4 McArthur's Yard, Gas Ferry Road, Bristol BS1 6UN

DESCRIPTION

Unit 4, McArthur's Yard comprises 1,370 sq ft of light-filled commercial space, ideally suited for a small office or creative studio. Positioned beneath Bristol's latest waterfront residential development, the unit benefits from excellent natural light and a flexible layout. Delivered in shell and core condition, it offers occupiers the opportunity to implement a bespoke fit-out tailored to their specific operational needs.

- ✓ 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 | 1,370 | 127 |

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

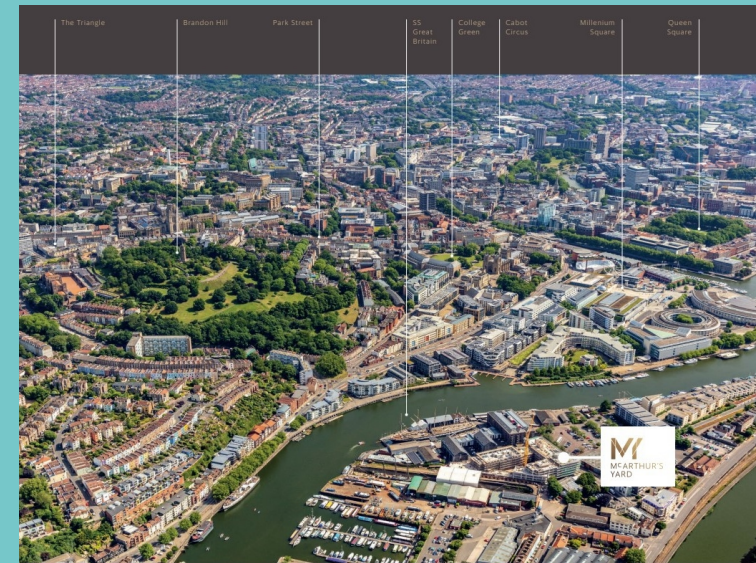
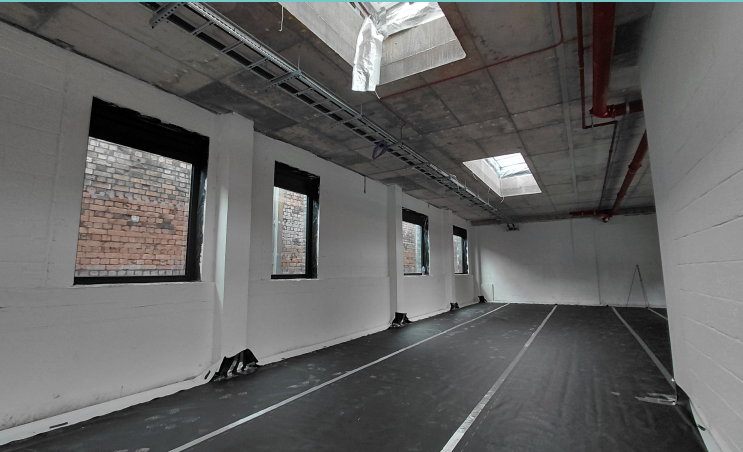
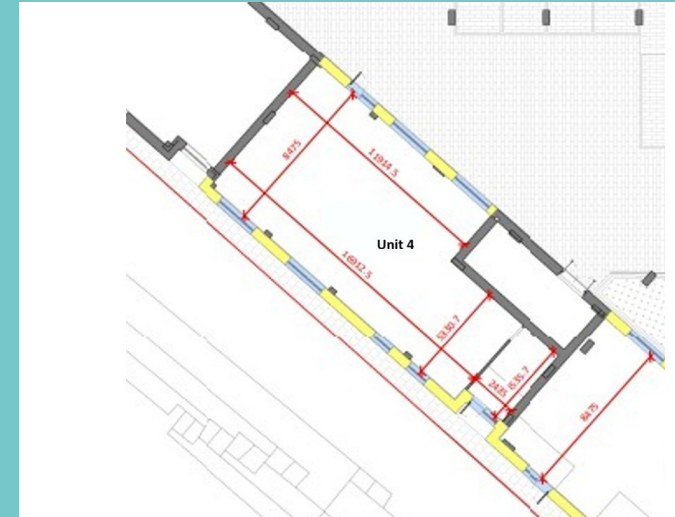
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

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:

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