


# FOR SALE / TO LET

# Regent House

Lombard Street, Bedminster, Bristol BS3 1FT

Self-contained, ground floor office accommodation – 3,477 sq ft net approx.

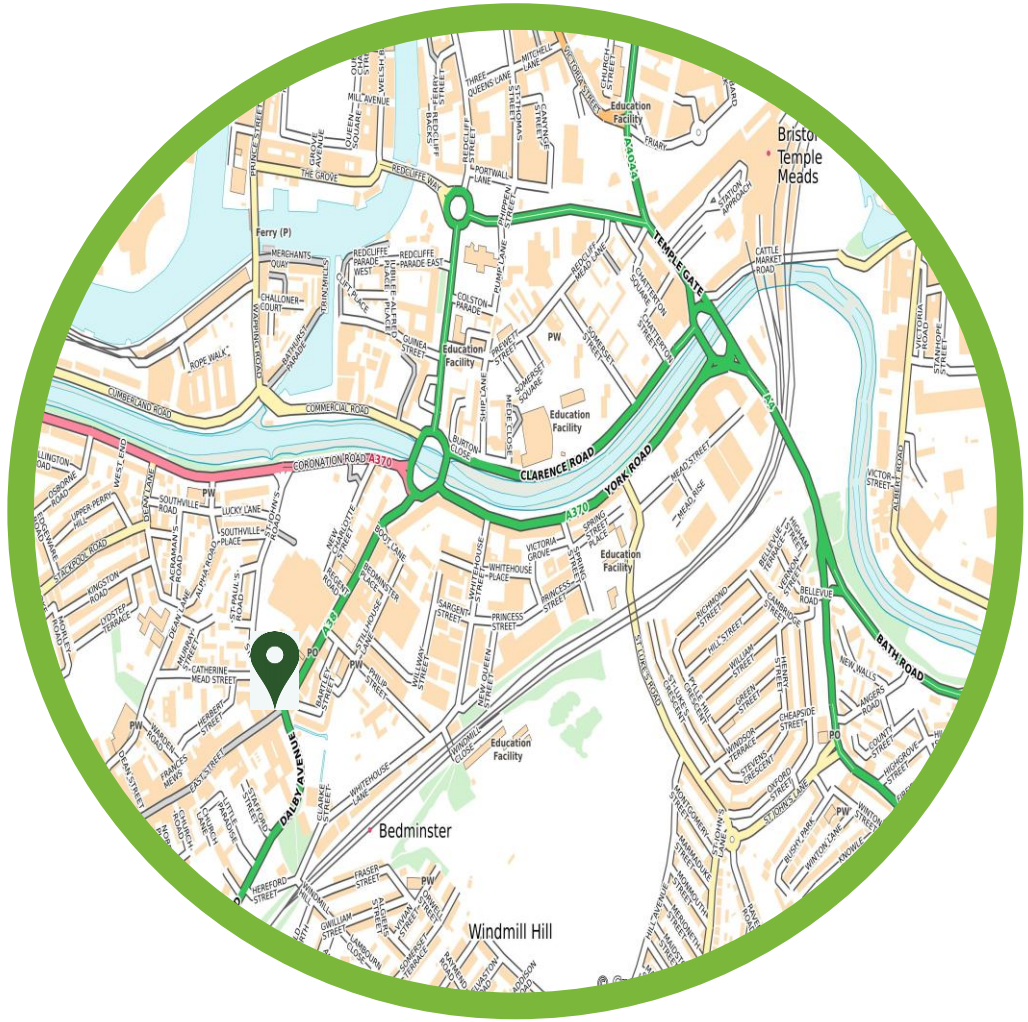
# Location

The accommodation is located in the south Bristol suburb of Bedminster approximately 1 mile from Bristol City Centre and Bristol Temple Meads railway station.

Bedminster is currently undergoing a major transformation, with a number of brownfield sites being converted into a thriving urban community including new homes, enhanced public spaces and improved transport connections.

The accommodation is conveniently located close to Bedminster railway station, which connections to the main railway network and provides ample local amenities.

| Temple Meads Station | Bedminster Station | Bristol City Centre |
|---|---|---|
| 1 mile northeast | 0.2 miles south | 1 mile north |



# Accommodation

**Description**
This self-contained office property forms part of the award-winning residential development by City & Country, Factory No. 1 and is conveniently located within the heart of Bedminster, close to a wide variety of amenities. The accommodation is located at ground floor level and will be available for occupation in early 2025.

**Accommodation**
The ground floor unit has been refurnished to provide good quality office accommodation benefitting from LED lighting, WC and Kitchen facilities.

**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 |
|---|---|---|
| Ground Floor | 3,477 | 323 |
| **TOTAL** | **3,477** | **323** |

**Office**



**LED lighting**



**Suspended ceiling**



**WC facilities**



**Sat Nav**



**BS3 1FT**

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PROPERTY CONSULTANTS



# Planning | Rates | EPC | Terms

**Planning**
We are verbally advised that the accommodation has planning consent for Office Use. This could also suit a variety of uses under Class E of the Use Classes Order 2020, including office, financial & professional services, gym and medical uses.

Interested parties should make their own enquiries to the Planning Department of Bristol City Council - Tel: 0117 922 3000 or www.Bristol.gov.uk

**Business Rates**
Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk

**Energy Performance Certificate**
Should an EPC be required, it will be commissioned and made 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

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

**Terms**
The accommodation is available on a new full repairing service charge lease for term of years to be agreed.

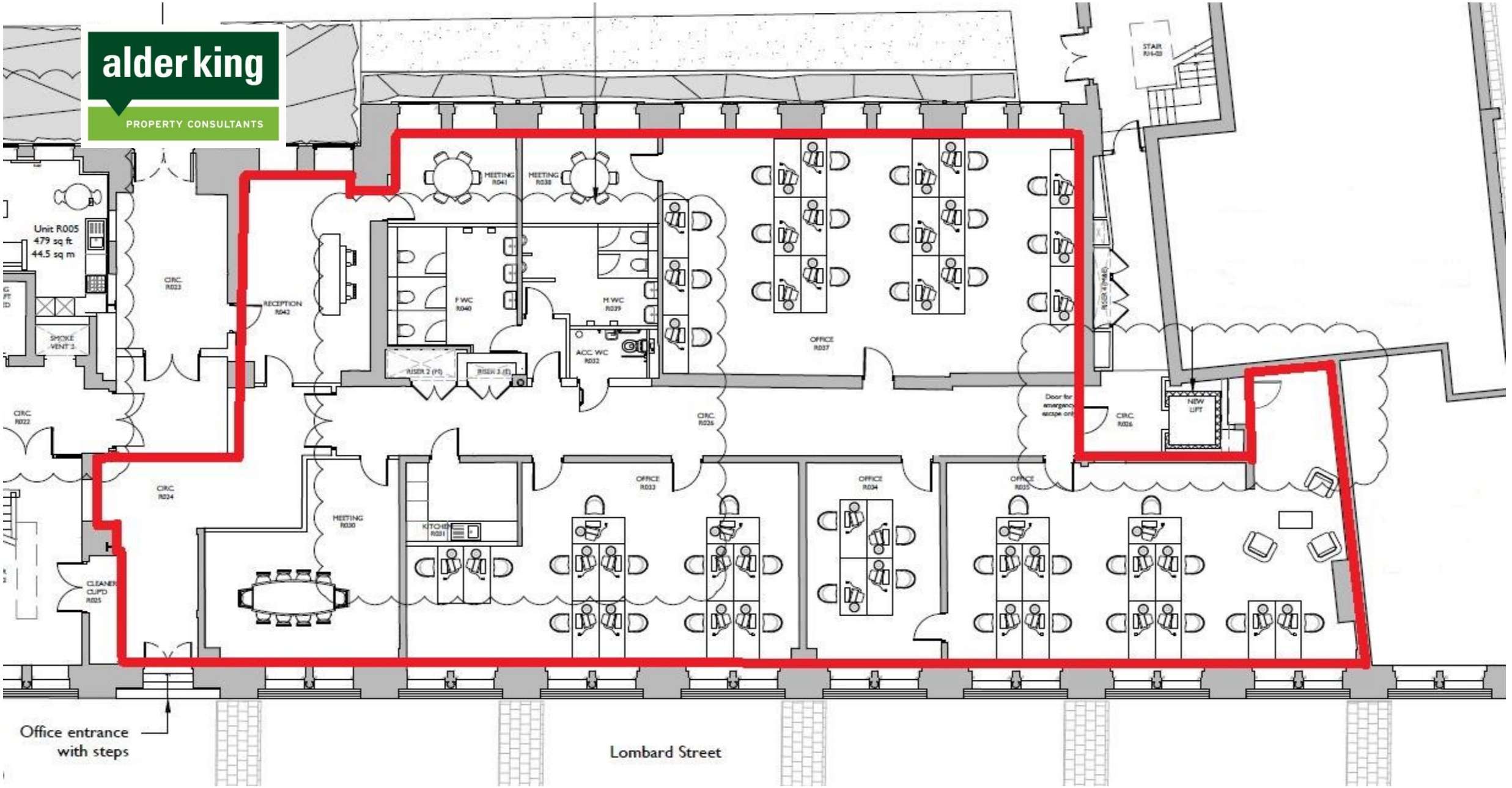
Alternatively, consideration may be given to the disposal of the long leasehold interest.

**Quoting Rent**
£20.00 per sq ft per annum exclusive of VAT.

**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.

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




Indicative Plan – for illustrative purposes only

# 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

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**AK Ref:** TWD/100726
**Date:** August 2026
**Subject to Contract**

## Important Notice


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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 adv ce from a specialist source.