

OFFICE SPACE TO LET - THE BRISTOL LAW CENTRE

Office space to let above Bristol Law Centre, 2 Hide Market, West St, Bristol BS2 0BH

Bristol Law Centre has a large, bright, and self-contained office suite available to let on the top floor of our building in the heart of Old Market on West St. We're looking to share the space with another organisation, and would be ideal for one working in social justice, advice, advocacy, or wider voluntary and community sector.



The space

The space comprises the entire top (second) floor of the building and is approximately 980sq ft, including a main open-plan office of approximately 680 sq ft, with three large windows overlooking West Street. The remaining space is a separate breakout/meeting room, including a kitchenette. The space currently contains some office furniture, including desks and storage, which could be included in the let; or it could be let unfurnished. There is good natural light and the building is well maintained.

The toilet (not shared) is one floor down. Access to upper floors is currently via the stairs; there is no lift (future plans may include the installation of a lift, in the longer term).

The location

We're a 5-10 minute walk from Cabot Circus, 10 minutes from Temple Meads and well-connected by bus and cycle routes. The Hide Market site is shared with other organisations, and is close to many other charities (plus arts venues, and a wide range of food and drink options).



The terms

Annual rent: £12,400



There is also a contribution toward shared building overheads - currently running at approx **£4,750** per year for guidance (you'd contribute just under a quarter of actual outgoings; covering electricity, gas, building maintenance, the Hide Market management fee, communal cleaning, and buildings insurance). Cleaning of the let space itself is not included. Secure car parking (up to five spaces) may be available by separate arrangement. Flexible length of tenancy with potential for initial rent-free period.

Contact



If this sounds like it could work for you or someone you know, please get in touch directly - we're happy to arrange a viewing and talk through the details.

Contact our Office Manager John Bowen on johnb@bristollawcentre.org.uk if you'd like to find out more.