

# TO LET

## Secure car parking opportunity for 45 vehicles

Lower Guinea Street,  
Bristol, BS1 6TJ

- 0.41 acre with 45 car parking spaces
- Located in the heart of Bristol:
  - 0.2 miles from Whapping Wharf,
  - 0.5 miles from Victoria Street and
  - 0.5 miles from Bristol Temple Meads Train Station
- Very close to popular office and leisure destinations such as Portwall Place, Redcliffe Street, the floating harbour and Merchants Quay
- Electricity available on site for lighting and ANPR



Hartnell  
TaylorCook



# Car Parking, Lower Guinea Street, Bristol

## Location

The site is located in the heart of Bristol, close to the floating harbour, Bathurst Basin and Merchants Quay fronting Guinea Street.

The area is home to a mix of historic buildings, hotels, Leisure, Office buildings and the General, which is a recently redeveloped office building delivering high quality residential accommodation.

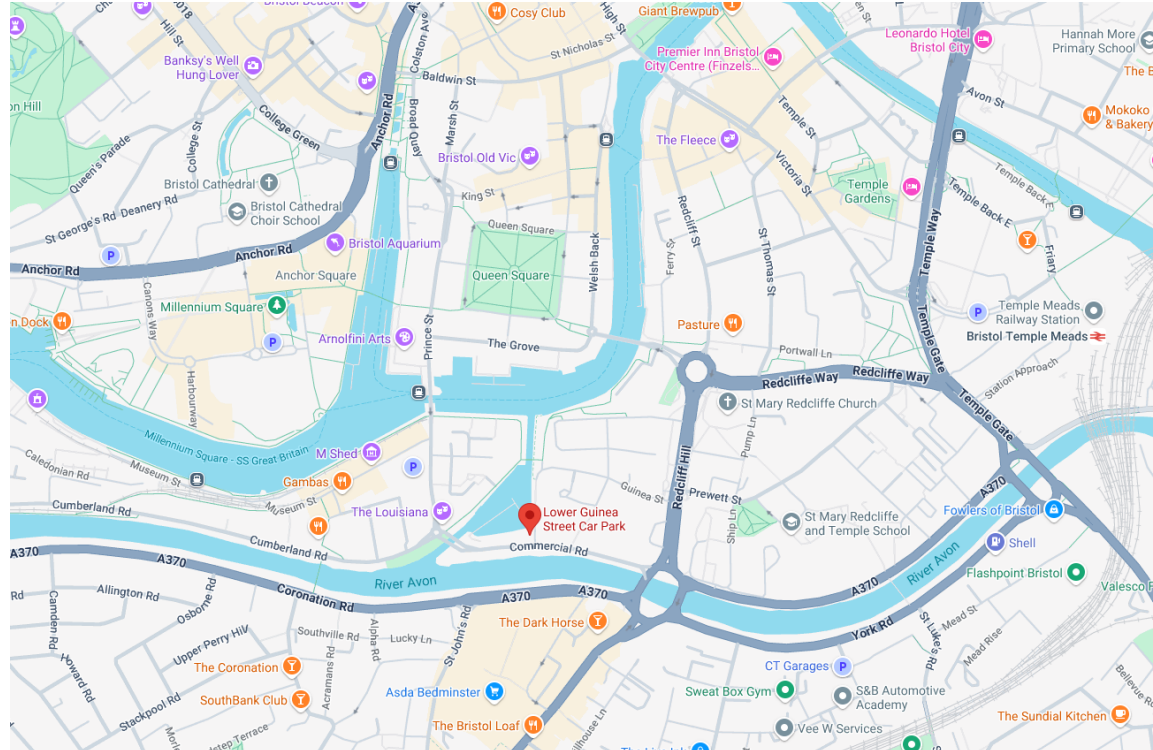
Whapping Wharf – 0.2 miles

Portwall Lane – 0.3 miles

Victoria Street – 0.5 miles

Bristol Temple Meads Train Station – 0.5 miles

The site is located next door to both the Ostrich and The Golden Guinea pubs.



# Car Parking, Lower Guinea Street, Bristol

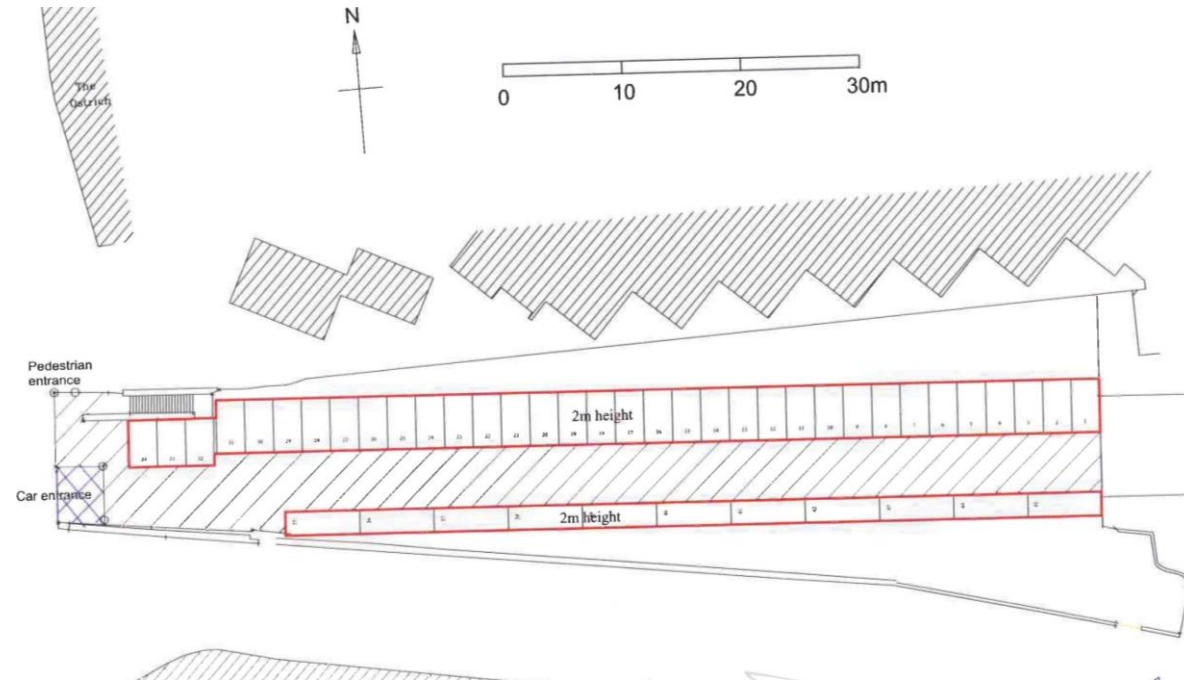
## Description

The site is the former railway cutting, leading to the western entrance of the Redcliffe Tunnel with a site area of 0.414 Acres. The site has been in occupation as a car park since 1973 and offers 45 spaces in a secure, convenient and central location.

Available to lease as a whole or in part.

The site is level and benefits from a secure gateway entrance to offer dedicated car parking without the risk of general public access.

Domestic EV charging can be offered as part of the package. Commercial Charge Point Operator leases will be considered for Electric Vehicle operations.



# Availability

## Tenure

The Leasehold is available with vacant possession.  
Rent on application.

## Services

Electricity available

## Local Authority

Bristol City Council

## Legal & Professional Costs

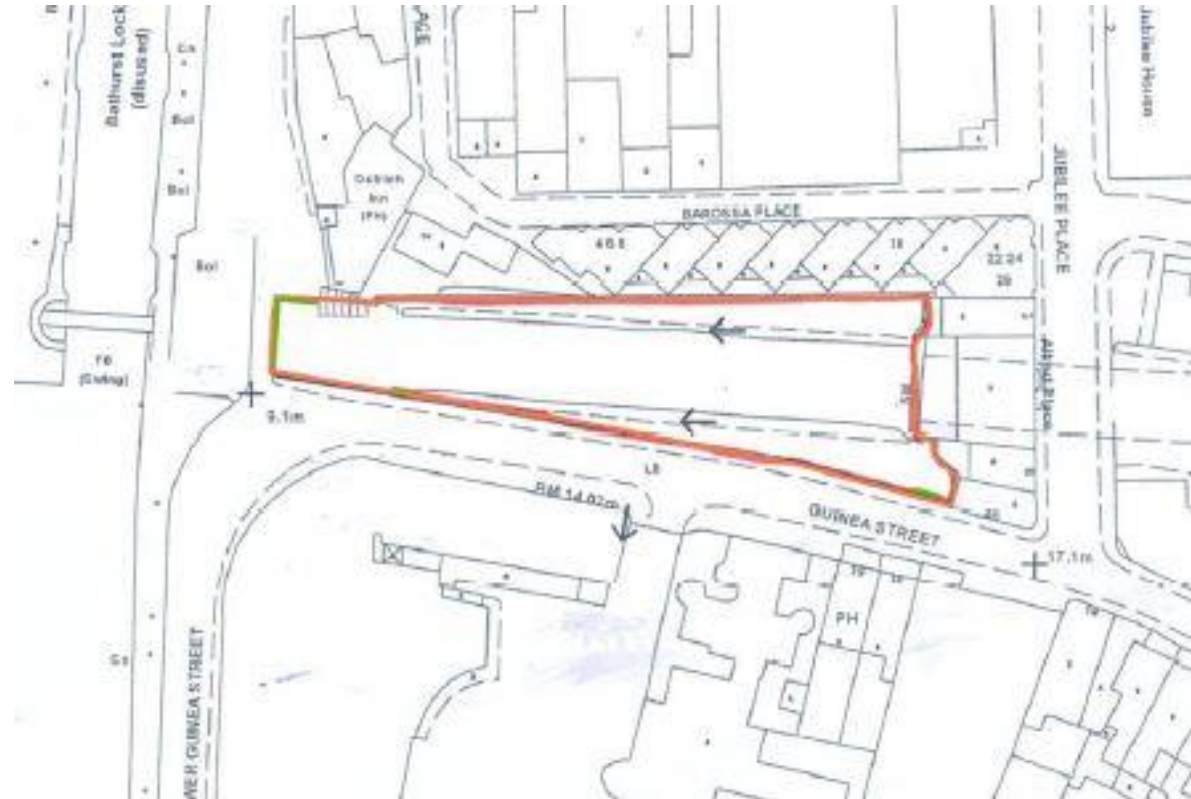
Each party to bear their own costs incurred in the transaction.

## Financial Proposals & VAT

Financial Proposals to be submitted to the sole agents and to be expressed exclusive of VAT.

## Viewings

Viewings to be arranged by prior appointment via the sole agents.



# The Team

For further information or to arrange an inspection of the site, please contact the below:



**Alex Halle**

Direct Dial: 07442 241 844

Email: alex.halle@htc.uk.com



**Eric Woollard**

Direct dial: 07425 387 227

Email: eric.woollard@htc.uk.com

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
- All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
- Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction;
- All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
- No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn;
- Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance

#### SUBJECT TO CONTRACT

Date of Production: January 2025

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211.

Hartnell Taylor Cook LLP is regulated by the RICS.

Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that: