



## Car Parking

Lower Guinea Street, Bristol, BS1 6TJ

**Secure unique Car Parking  
opportunity for 45 vehicles  
in City Centre location**

**0.41 Acres**

(0.17 Hectares)

- City Centre location
- Secure gated parking
- Key code access
- Close to amenities
- Long Lease available
- Competitive rents
- Parking spaces guaranteed for staff, not subject to availability in Public Location
- Landlord will allow EV operations



# Car Parking, Lower Guinea Street, Bristol, BS1 6TJ

## Summary

Available Size	0.41 Acres
Rent	Rent on application
Rates Payable	£24,316 per annum
Service Charge	No Service Charge outside of EV costs
VAT	Not applicable
EPC Rating	EPC exempt - No building present

## 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.

## 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.

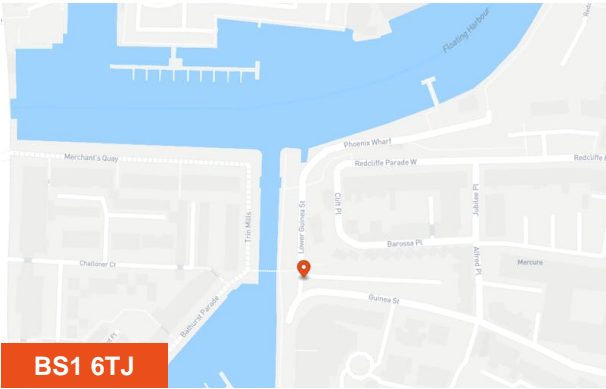
- Whapping Wharf - 0.2 miles
- Portwall Lane - 0.3 miles
- Victoria Street - 0.5 miles
- Bristol Temple Meads Train Station - 0.5 miles

## Terms

Available on a new Lease for a period to be agreed

## Viewings

Viewings available on application to the sole agents



## Viewing & Further Information

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