



**KnightFrank.com**



**TO LET**

## Characterful Office & Studio Accommodation

**Colkin House, 16 Oakfield Road, Bristol BS8 1AP**

- Converted chapel providing modern office and studio accommodation with period features throughout
- Office Space – 3,515 sq ft (326.55 sq m)
- Studio Space – 2,404 sq ft (223.34 sq m)
- Shower facilities and cycle storage
- 3 car parking spaces
- Flexible lease terms

### Location

Colkin House is situated on Oakfield in Clifton and lies within half a mile of Whiteladies Road, a main thoroughfare connecting the M5 and the city centre.

The building is ideally located to benefit from the numerous amenities on offer in Clifton including the vast offering of shops, cafes, pubs and restaurants on Whiteladies Road, in Clifton Village and along the Triangle.

### Description

Colkin House comprises an impressive 3 storey former chapel that has been converted to offer modern open plan office accommodation with period features throughout.



The office accommodation has been finished to a modern specification including:

- Suspended ceilings
- Low glare lighting
- Natural ventilation
- Shower and cycle provision

The accommodation can be offered on a fully fitted basis including desks, a kitchenette, break out space and high quality glazed meeting rooms.



The building also offers the unique opportunity to take on lower ground floor studio space finished to a good specification including suspended ceilings and LED lighting.

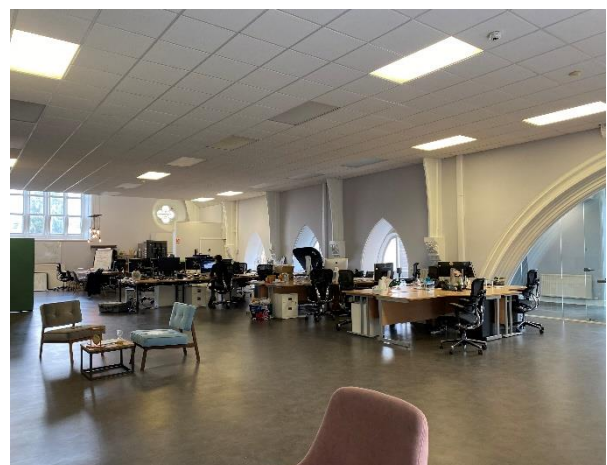
### Car Parking

The accommodation has the benefit of 3 car parking spaces at a ratio of 1:1,171 sq ft.

### Accommodation

Accommodation	Sq Ft	Sq M
First Floor: Offices	3,515	326.55
Lower Ground Floor: Studio & Storage	2,404*	223.34
<b>Total</b>	<b>5,919</b>	<b>549.89</b>

\*of which 124 sq ft is of restricted height at 1.4m.





**Tenure**

The accommodation is available by way of a new lease on effective full repairing and insuring terms.

**Business Rates**

Interested parties are advised to verify the likely level of rates payable with Bristol City Council.

**EPC**

An EPC will be provided.

**Legal Costs**

Each party to be responsible for their own legal costs incurred in any transaction.

**Anti-Money Laundering**

Upon agreement of Heads of Terms, the intended lessee will be required to provide the usual information to satisfy Anti Money Laundering requirements.

To arrange an inspection or for further information, please contact the joint agents.

**Knight Frank LLP**

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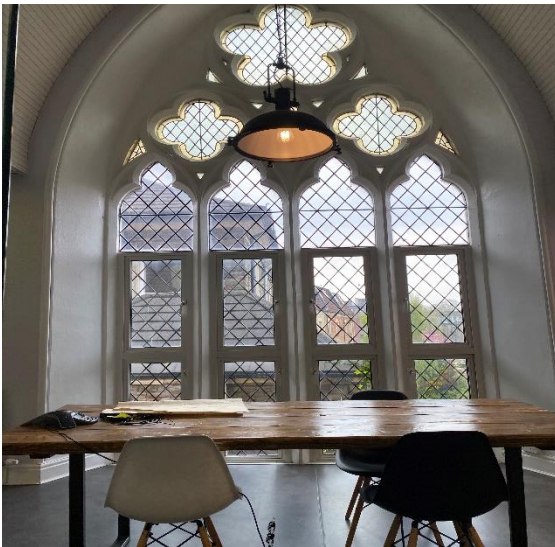
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