

# CITY CENTRE OFFICES WITH PARKING

St Augustine's Court, 30-31 St Augustine's Parade, Bristol, BS1 4UL



- Currently undergoing a comprehensive refurbishment
- Car parking available to the rear
- Specification to include air conditioning, passenger lift, bike storage, and shower facilities
- Fantastic location in the heart of the city centre
- A range of different suites and floors available from approximately 1,903 Sq Ft up to 7,378 Sq Ft



Photo not of property—indicative of refurbishment only

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)

 **BURSTON  
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0117 934 9977

## LOCATION

The property is situated on St Augustine's Parade, located in the heart of Bristol city centre with in close proximity to a host of retail, restaurant and leisure facilities together with other professional occupiers all in close proximity to the property.

Local amenities include:- Boots, Bambalam, Greggs, Bristol Hippodrome, Bristol Beacon concert hall, Luxe Fitness, Society Café, AHH Toots cakery, the Columbian Coffee Co, Christmas Steps public House to name a few. The vibrant St Nics market is a short 5 minutes walk away distance and is home to a mix of independent stalls and shops and eateries.

The property benefits excellent network connections, being located within a few yards of Colston Avenue which is part of Bristol's inner ring road, providing access through the city and leading out to the M32, which in turn provides access to the M4/M5 motorway networks.

## DESCRIPTION

The property comprises an attractive period building which is currently undergoing extensive refurbishment to create high quality, open plan office suites.

The specification provides for an industrialist finish with exposed services to include air conditioning and LED lighting. The property further benefits from showers, secure bike storage, and car parking.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:

Part First Floor:	1,903 Sq Ft	(177 Sq M)
Second Floor:	2,825 Sq Ft	(262 Sq M)
Third Floor:	2,650 SQ Ft	(246 Sq M)
<b>Total:</b>	<b>7,378 Sq Ft</b>	<b>(685 Sq M)</b>

The property is available to rent as a whole, or on a floor by floor basis.

## TENURE

The accommodation is available to rent as a whole, or on a floor by floor basis, by way of a new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed.

## RENT

Upon application.



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## BUSINESS RATES

Individual parties are advised to make their own enquiries with the Valuation Office Agency Website. ([www.voa.gov.uk](http://www.voa.gov.uk))

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## VAT

We have been advised that the property is elected for VAT.

## EPC

Pending.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agents:

### Burston Cook

FAO: Vicki Grimshaw MRICS

Tel: 0117 934 9977

Email: [Vicki@burstoncook.co.uk](mailto:Vicki@burstoncook.co.uk)

## SUBJECT TO CONTRACT

Updated November 2023

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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