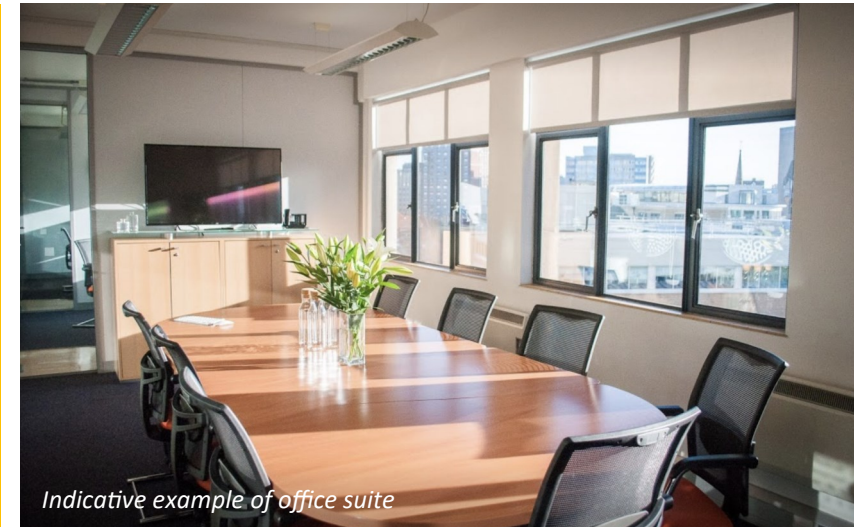


# STUDIO STYLE OFFICES TO LET

15 Colston Street (second floor), Bristol, BS1 5AP



- An open plan floor plate benefiting from excellent natural light
- Approximately 2,620 sq ft (243.4 sq m)
- 2 car parking spaces are available by way of separate negotiation
- Additional basement space is also available by way of separate negotiation
- Due to be refurbished throughout
- Passenger lift



*Indicative example of office suite*

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.

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 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property is situated at the foot of Colston Street within 100m of Colston Avenue at the heart of Bristol City Centre with nearly amenities including the newly transformed Bristol Beacon concert hall, Bristol Hippodrome, The Waterfront and a variety of independent and national restaurants, café bars and retail outlets within walking distance including Ahh Toots Cakery, Nutmeg, Columbian Coffee, Bambalam, Boots & Gregs. Major office occupiers close by include Immediate Media, Inside Asia and film production companies such as Silverback and Netflix.

## DESCRIPTION

The premises is located on the second floor and is accessed via a contemporary style enhance with DDA access which leads to a passenger lift serving each floor. The available space is open plan in nature with dedicated WC facilities and is due to be refurbished throughout—further information is available upon request.

There is also a useful basement storage area suitable for a range of different uses and this is available by way of separate negotiation (if additional storage space is required).

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the second floor has an approximate net internal floor area of 2,620 sq ft (243.4 sq m).

The basement comprises 2,693 sq ft (250.2 sq m) and provides useful dry storage.

## CAR PARKING

2 secure car parking spaces are available by way of separate negotiation. The spaces are located in the secure basement car park, accessed off Trenchard Street.

## TENURE

The premises is available 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.

## PLANNING

Office Use.

## BUSINESS RATES

The property is currently assessed with the ground and first floors, however based on the fourth floor Rateable Value, the estimated rates payable are approx. £4.75 psf pax.

*Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.*

## VAT

The building is elected for VAT.

## EPC

A EPC has been commissioned.

## 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 agent:

### Burston Cook

**FAO:** Finola Ingham FRICS

**Tel:** 0117 934 9977

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

## SUBJECT TO CONTRACT

July 2024

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017:* Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

