



13 Blackfields Lane, Bristol, BS2 8QW

£1,083 Per month

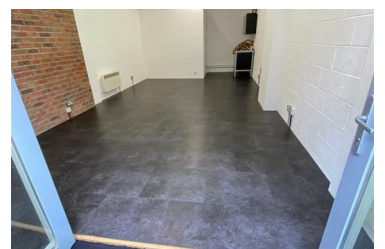
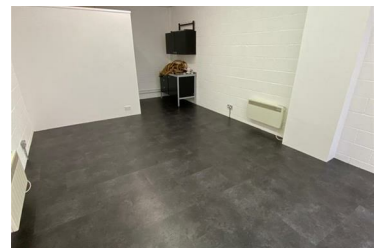


To Let – Versatile Office/Studio Unit in Central Bristol
Approx. 430 sq. ft (39.94 sq. m) | £13,000 per annum exclusive

An excellent opportunity to lease a modern and flexible ground floor commercial unit situated in the heart of central Bristol. Located on Backfields Lane, just moments from Brunswick Square and a short walk from the vibrant Stokes Croft area, this unit offers a stylish and practical working environment ideal for a range of businesses under Class E use — including office, studio, creative, wellness, or consultancy uses (subject to consent).

Lease Terms:

- Commercial unit available
- Kitchenette
- Located in an attractive, mixed-use street with a variety of independent occupiers
- Electric heating
- Open-plan layout with feature brickwork and modern finishes
- WC and shower facilities included
- Excellent transport links with easy access to Cabot Circus
- Allocated parking space to front



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