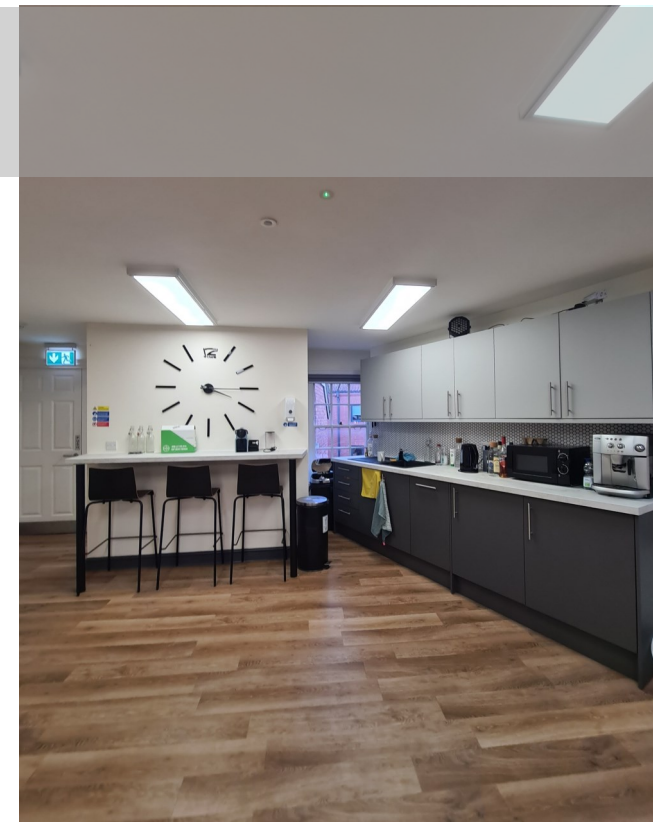
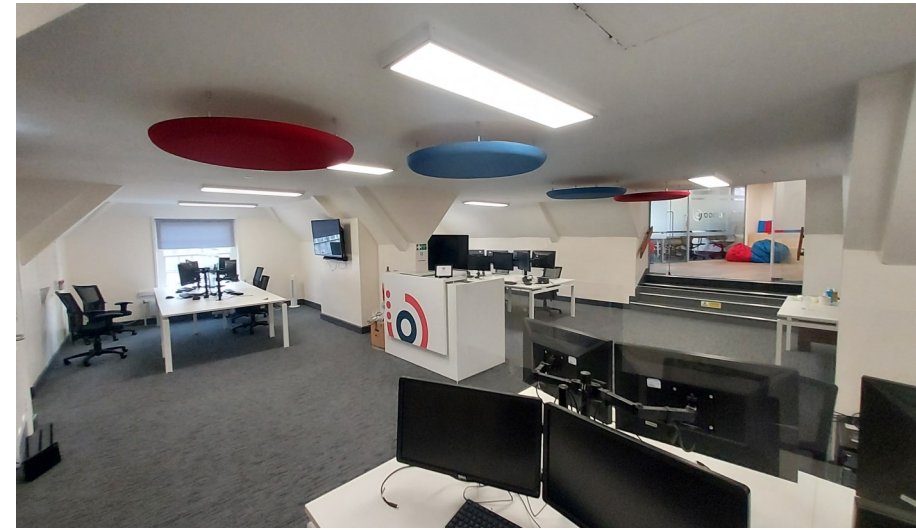


CITY CENTRE OFFICE STUDIO

Third Floor, 29 St Augustine's Parade, Bristol, BS1 4UL



- Modern, studio office with a predominantly open plan layout
- Approximately 2,245 sq ft (208.6 sq m).
- Excellent location in the heart of the city centre.
- Potential for flexible lease agreements by way of a sub-lease, lease assignment, or a new lease.
- Shower facilities and secure bike storage.



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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LOCATION

The property is situated on St Augustine's Parade, located in the heart of Bristol city centre within close proximity to a range of retail, restaurant and leisure facilities situated at Broadmead and Cabot Circus, Park Street, and The Floating Harbour, together with other professional occupiers all in close proximity to the property.

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 provides an open plan studio office with modern specification to include:

- Carpeted floor coverings
- LED lighting
- Kitchenette
- WCs and shower facilities
- Gas central heating
- External bike storage

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,245 sq ft (208.6 sq m).

TENURE

The suite is available by way of a new sub-lease on flexible terms, or a lease assignment up until 12 December 2024.

Alternatively, consideration will be given to 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

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

EPC

The property has an energy performance rating of C (54).

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:-

Rateable Value: £13,500

Rates Payable: £6,736.50

VAT

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

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: Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

December 2022

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants



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