

STUDIO OFFICE SUITES TO LET

77-79 Stokes Croft, Bristol, BS1 3RD



- A range of studio office suites available
- Located in the heart of the vibrant Stokes Croft
- Open plan accommodation to be newly redecorated
- Suites from approx 797 sq ft (74 sq m) - 3,636 sq ft (337.79 sq m)
- Communal amenities to include kitchen, WC and showers.
- Low business rates



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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COOK**
0117 934 9977

LOCATION

The property is situated in the centre of Bristol's cultural and artistic hub, Stokes Croft. Network connections are excellent, being located on an arterial route in the heart of Bristol, providing access to the A4032 and, in turn, the M32, and linking the city centre with the affluent suburbs of Cotham, Redland and Bishopston. There are a wide range of businesses in the area, including cafes, bars, shops, and offices, and Cabot Circus and Broadmead shopping areas are also within easy walking distance.

DESCRIPTION

77-79 Stokes Croft comprises a three storey, multi-occupancy office building benefitting communal kitchen, WCs and shower facilities, and meeting room.

ACCOMMODATION

Currently there is the following availability in the building:

First Floor Rear:	797 sq ft	(74 sq m)
First Floor Front:	1,765 sq ft	(171 sq m)
Second Floor Front:	1,871 sq ft	(171 sq m)
Third Floor:	840 sq ft	(78.0 sq m)

The first floor front and second floor front suites can be taken as a whole and are connected by way of a private stairwell.

TENURE

The suites are available by way of new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

RENT

£14 per sq ft per annum, exclusive of VAT.

BUSINESS RATES

In accordance with the Valuation Office Agency Website, the offices have the following designations:

Suite	Rateable Value	Rates Payable (2024/2025)
First Floor Rear:	£6,500	£3,243.50
First Floor Front:	£10,750	£5,364.25
Second Floor Front:	£10,250	£5,114.75
Third Floor:	£3,800	£1,896.20

Subject to company eligibility the suites may qualify for small rates relief / exemption.

PLANNING

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

VAT

We have been advised that the property is not elected for VAT.

EPC

The property has an energy performance rating of D (84).

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:

FAO: Luke Dodge MRICS
Tel: 0117 934 9977
Email: Luke@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated March 2025

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