

# CONFIDENTIALY AVAILABLE—CONTEMPORARY OFFICE TO LET

St Stephens House, Colston Avenue, Bristol, BS1 4SR



- Located in a prime city centre location overlooking the pedestrianised and revamped Colston Avenue
- Approximately 6,554 sq ft (609.1 sq m)
- Refurbished to provide contemporary and creative open plan office space at an elevated ground floor level with excellent natural light
- Available fully fitted with furniture and high quality meeting rooms, kitchen, break out areas, auditorium style seating area...
- New lease available



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**  
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## LOCATION

St Stephens House is located on Colston Avenue, which is a prime office location known for its convenience, accessibility and offers a vibrant business environment with a range of amenities nearby. It's central location and professional atmosphere makes it an ideal choice for businesses seeking a prominent office.

## DESCRIPTION

Designed and built by Interaction Bath, St Stephens House has undergone a striking and innovative transformation to provide office accommodation which has been finished to a high specification to create a sustainable and people centric workplace.

The accommodation is arranged over two principle levels together with a mezzanine area. There are two self contained entrances, one off Colston Avenue and the other being off St Stephens Avenue. The specification includes:-

|  |   |                                       |
|--|---|---------------------------------------|
| • Cycle storage and designated drying area   | • Exposed original features and brickwork | • Buffed concrete effect flooring     |
| • Elevated ground floor position             | • Feature windows to rear                 | • Exposed new LED lighting throughout |
| • Exposed M&E throughout                     | • Split cooling and heating system        | • DDA access with platform lift       |
| • Excellent floor to ceiling height creating | • Fully fitted with furniture             | • Dedicated 1GB fibre broadband       |
| • Male/female/disabled WC facilities         | • Shower facilities                       | • Self contained                      |

\*\*\*The office is available fully fitted with furniture, high quality meeting rooms / break out areas, kitchen & bar area, auditorium style wooden seating area, mezzanine office—a fully inventory is available upon request\*\*\*

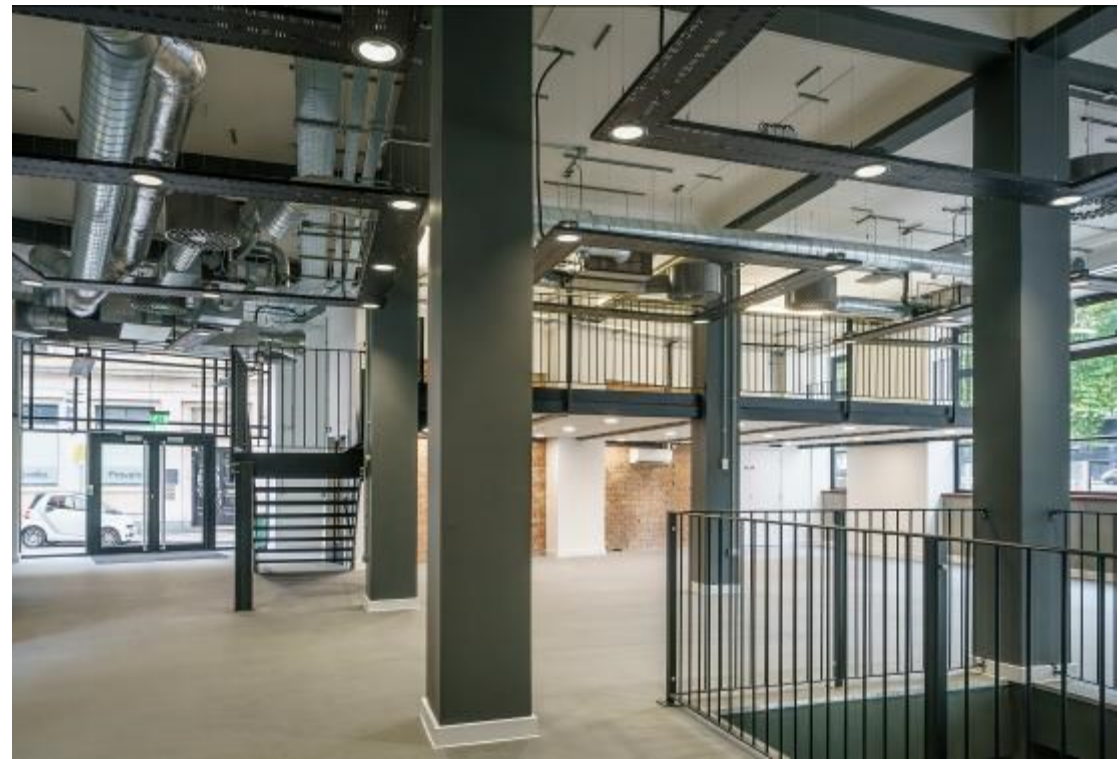
## ACCOMMODATION

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

|                     |                    |                     |
|---------------------|--------------------|---------------------|
| Lower Ground Floor: | 2,854 sq ft        | (265.2 sq m)        |
| Ground Floor:       | 3,217 sq ft        | (299.0 sq m)        |
| Mezzanine:          | 483 sq ft          | (44.9 sq m)         |
| <b>Total:</b>       | <b>6,554 sq ft</b> | <b>(609.1 sq m)</b> |

## PLANNING

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





## TENURE

The premises is available to rent 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.

## PARKING

The current tenant currently leases several spaces at 33 Bristol and we understand that there may be an opportunity for a new tenant to also lease these spaces, by way of an additional cost.

## RENT

Upon application.

## BUSINESS RATES

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

Rateable Value: £102,000  
Rates Payable (2024/2025): £52,224

## EPC

Rating B (47).

## VAT

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

## 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**

January 2024

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