

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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

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

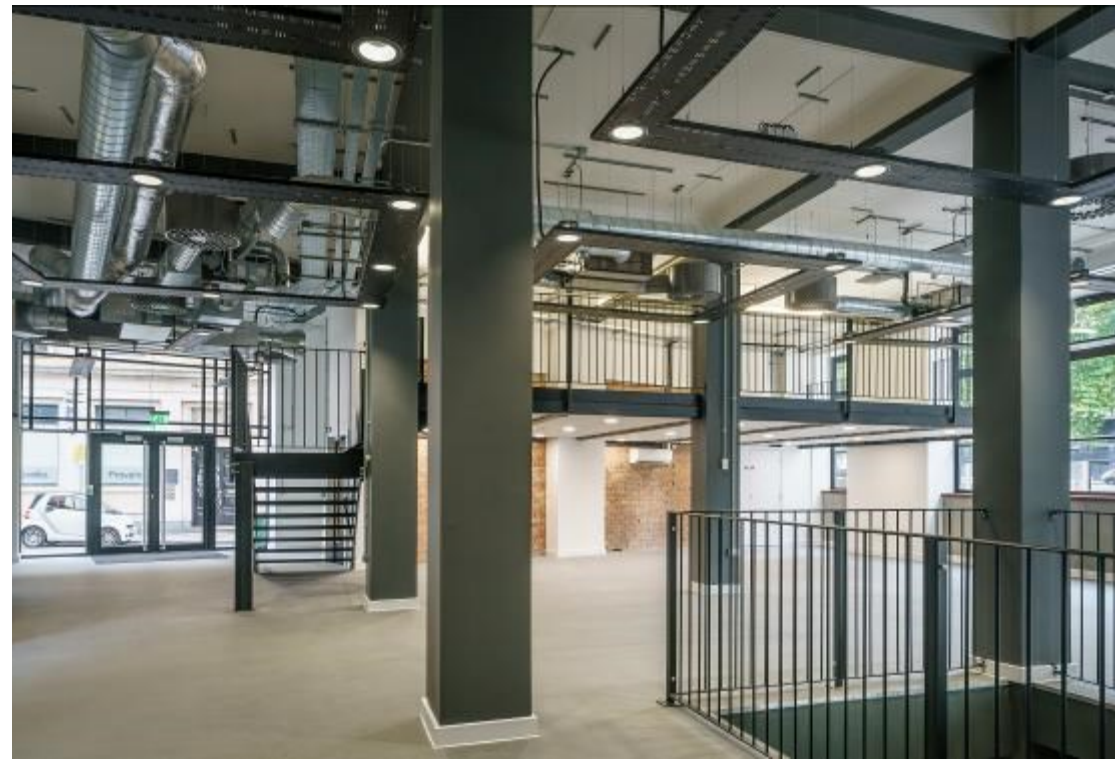
ACCOMMODATION

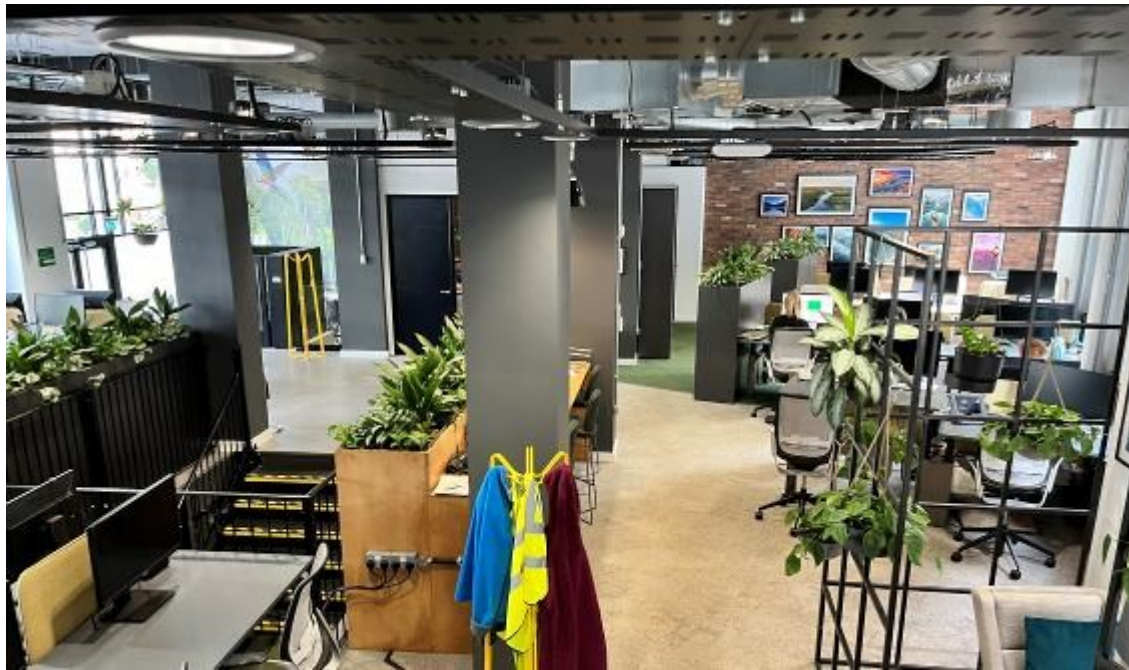
In accordance with the RICS Code of Measuring Practice, the suite has the following approximate net internal floor areas:-

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)
Total:	6,554 sq ft	(609.1 sq m)

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 joint agents:

Burston Cook
FAO: Finola Ingham FRICS
Tel: 0117 934 9977
Email: finola@burstoncook.co.uk

Savills
FAO: Harry Allen
Tel: 0117 9102356
Email: HRAllen@savills.com

SUBJECT TO CONTRACT

January 2024

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

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