

STORAGE TO LET

15 Colston Street, Bristol, BS1 5AP



- Secure dry storage
- Approximately 2,693 sq ft (250.2 sq m)
- New lease available
- Available in conjunction with second floor office accommodation or available to rent in isolation



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**
0117 934 9977

LOCATION

The property is situated at the foot of Colston Street within 100m of Colston Avenue at the heart of Bristol City Centre with nearly amenities including the newly transformed Bristol Beacon concert hall, Bristol Hippodrome, The Waterfront and a variety of independent and national restaurants, café bars and retail outlets within walking distance including Ahh Toots Cakery, Nutmeg, Columbian Coffee, Bambalam, Boots & Gregs. Major office occupiers close by include Immediate Media, Inside Asia and film production companies such as Silverback and Netflix.

DESCRIPTION

The premises is located at basement level and is accessed via a shared entrance via a set of stairs. The basement storage is open plan in nature and provides dry and secure storage space with power.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 2,693 sq ft (250.2 sq m).

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.

RENT

£20,000 per annum exclusive.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk), the property has the following designation:

Rateable Value:	£3,050
Rates Payable (2023/2024):	£1,521.95

Interested parties are advised to make their own enquiries directly with the Valuation Office Agency website (www.voa.gov.uk), however we would highlight that from the 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100% business rates relief.

VAT

The building is elected for VAT.

EPC

An EPC has been commissioned.

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: Finola Ingham FRICS
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Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

July 2024

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

