

FIRST FLOOR OFFICE WITH PARKING—TO LET

24 Stokes Croft, St Paul's, Bristol, BS1 3PR



Indicative example of office refurbishment

- Approximately 2,040 Sq Ft (189.50 Sq m) NIA.
- The property is to be refurbished, providing high quality office accommodation.
- Located in the heart of the vibrant Stokes Croft.
- 2 car parking spaces available with the office, via separate negotiation.
- Excellent natural light and prominent position on the A38, a arterial road into Bristol city centre.



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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 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

The property comprises a first floor office benefitting from a large glazed frontage, providing excellent natural light, open plan accommodation, kitchenette, and W.C facilities. The property is to be refurbished to provide high quality office accommodation.

CAR PARKING

The property is allocated 2 car parking spaces available via separate negotiation.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,040 sq ft (189.50 sq m).

TENURE

The suite is available 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. There is a small estates charge payable.

RENT

£25 per sq ft exclusive.

PLANNING

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

BUSINESS RATES

The property requires a new assessment to establish the rates payable.

EPC

The property has an energy performance rating of E.

VAT

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



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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: Luke Dodge MRICS

Tel: 0117 934 9977

Email: luke@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2025.

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