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SUPERB OFFICE TO RENT IN STOKES CROFT

26 STOKES CROFT, BRISTOL, BS1 3QD



- **APPROXIMATELY 5,105 SQ FT (474.26 SQ M) OVER THREE FLOORS**
- **NEW LEASE AVAILABLE**
- **OPEN PLAN FLOOR PLATES**
- **EXCELLENT CITY CENTRE LOCATION**
- **RENT ON APPLICATION**

SUBJECT TO CONTRACT

LOCATION

Stokes Croft is an arterial route in the heart of Bristol, 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. Cabot Circus and Broadmead shopping areas are also within easy walking distance and there is good access to the road network via the A4032 and then M32.

DESCRIPTION

The property is set over three floors, comprising a large basement and open plan ground and first floors which are accessed by a central staircase. There is a large, glazed frontage with pedestrian access to the front and roller shutter access and pedestrian access at the rear. The first floor benefits from large amounts of natural light through glazed roof lights. The property is currently in a shell specification and is ready for fit out.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal areas.

Basement:	967 sq ft	(89.84 sq m)
Ground:	2,013 sq ft	(187 sq m)
First floor:	2,125 sq ft	(197.42 sq m)
Total:	5,105 sq ft	(474.26 sq m)

TERMS

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed. A rental deposit may be required to be held by the landlord for the duration of the term.

RENT

Rent is available upon application.

BUSINESS RATES

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

Rateable Value:	£13,500
Rates Payable (2020 / 2021):	£6,737

ENERGY PERFORMANCE CERTIFICATE

E = (118).

VAT

The property is not elected for VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Charlie Kershaw MRICS

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SUBJECT TO CONTRACT

SEPTEMBER 2020