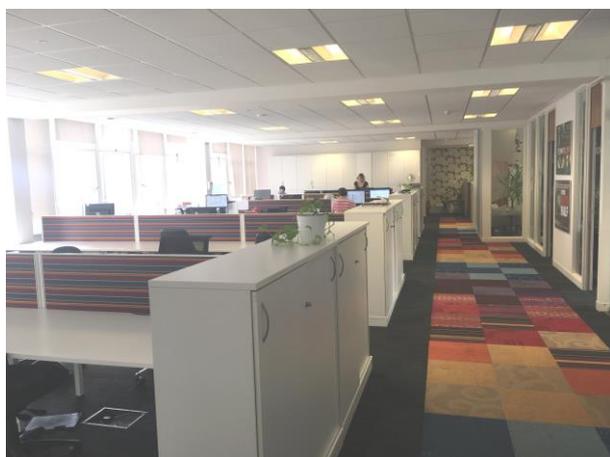




Lewins House, Narrow Lewins Mead, Bristol BS1 2NN  
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Website: [www.burstoncook.co.uk](http://www.burstoncook.co.uk)

## **CO-WORKING SPACE TO LET**

### **FIRST FLOOR, COLLEGE HOUSE, 32 – 36 COLLEGE GREEN, BRISTOL, BS1 5SP**



- **UP TO 18 DESKS AVAILABLE TO RENT**
- **£275 PER DESK, PER MONTH**
- **SHARED KITCHENETTE, BREAKOUT AREA, MEETING ROOMS AND BOARD ROOM**
- **SHOWER AND BIKE STORAGE**
- **CENTRAL LOCATION**
- **PASSENGER LIFT**

**SUBJECT TO CONTRACT**

## LOCATION

Bristol is the financial and commercial centre for the South West of England and is strategically located at the Junction of the M4 / M5 motorways and is served by two main line railway stations offering excellent links to London Paddington. Bristol International Airport also provides regular domestic and international flights.

The subject property is situated in a very prominent position fronting onto College Green / Park Street, which is one of the most popular and prosperous parts of Bristol and being in very close proximity to Bristol University. There is a mix of occupiers located close by to include offices, retailers and restaurateurs. Other major occupiers situated within walking distance include The Bristol Hippodrome Theatre, Colston Hall music / concert venue and Boots the chemist to name a selection.

## DESCRIPTION

The available space is located on the first floor of a modern office building and offers co-working space within accommodation currently occupied by Creative England. Creative England is a company dedicated to the growth of creative industries and provide direct investment and loans and business mentoring to companies in the TV, games, film and digital media industry.

The available space comprises a bank of 12 desks, together with a further bank of 6 desks and provides an opportunity for co-working space. All 18 desks can be rented together or could be split into a bank of 6 and a bank of 12. We are able to offer a sub lease up until 11<sup>th</sup> August 2022, or shorter more flexible leases.

## SPECIFICATION

The available space benefits from:

- Open plan layout
- Contemporary decorations
- Passenger lift
- Shower
- Bike storage
- Shared kitchen / break out area
- Use of reception
- Use of meeting rooms

## THE PACKAGE

The desks are available to rent at a price of £275 per desk, per month and this includes the following services and items:-

- Rent
- Business Rates
- Service charge
- High speed Wi-fi
- Meeting rooms – there are two smaller meeting rooms together with a 22 seated boardroom
- Desks
- Utilities
- Front of house reception (however, the reception services such as admin support and switch board are not included)
- Post delivery and collection service (including allocated amount for posting out)
- Shared facilities – WC's, shower, kitchenette with use of tea, coffee, milk etc

## VAT

We have been advised that the property is not VAT elected.

## ENERGY PERFORMANCE CERTIFICATE

Rating = D (82).

## LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment via the sole agents Burston Cook:-

FAO: Finola Ingham MRICS

Tel: 0117 934 9977 / Email: finola@burstoncook.co.uk

**SUBJECT TO CONTRACT**

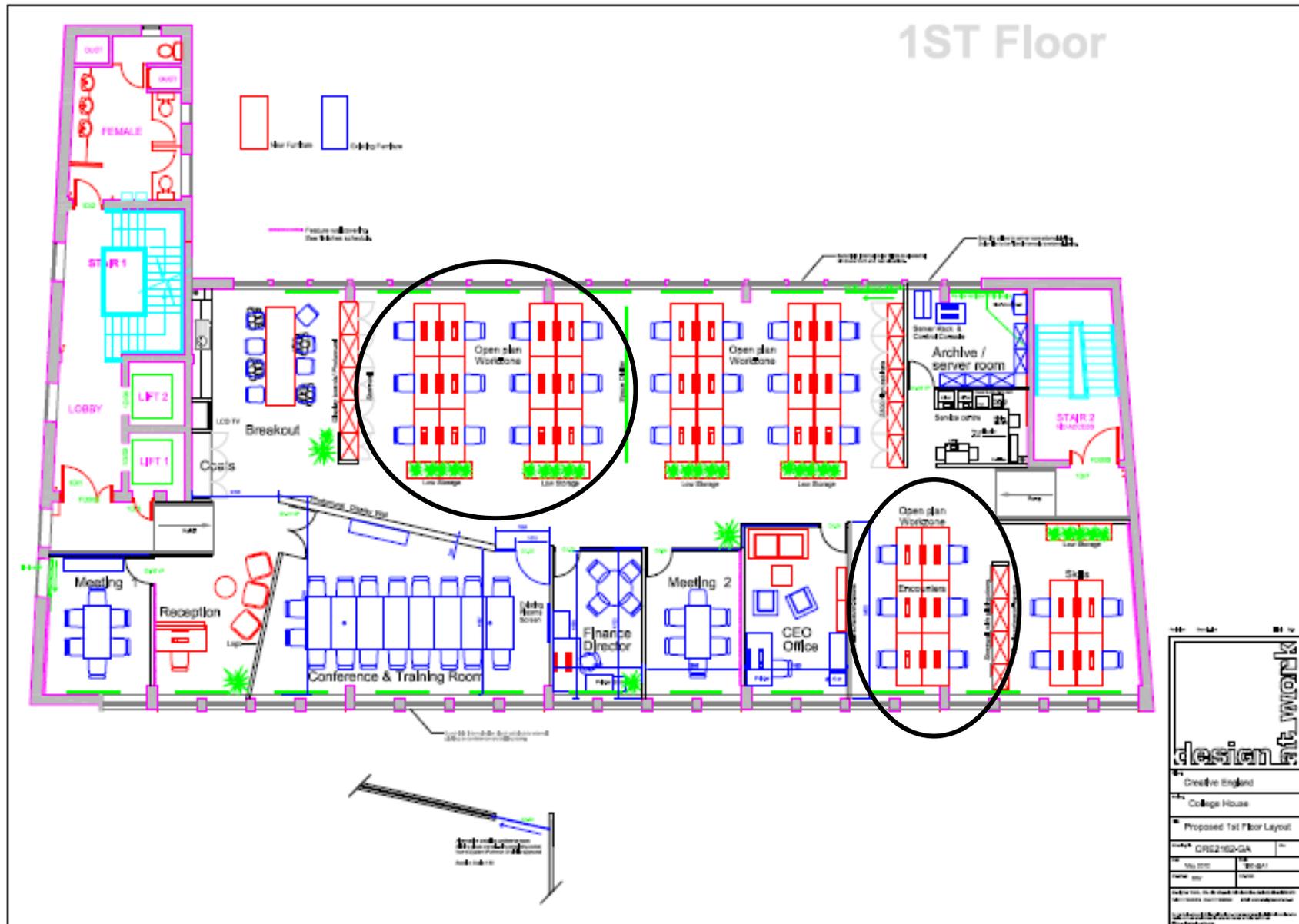
**SEPTEMBER 2018**

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.



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