



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

TO LET

2ND & 3RD FLOOR STUDIO OFFICES, 19 - 20 ST AUGUSTINES PARADE, BRISTOL, BS1 4UL



- **STUDIO OFFICES IN AN ATTRACTIVE PERIOD BUILDING**
- **LIGHT AND AIRY OFFICE ACCOMODATION**
- **APPROXIMATELY 800 SQ FT (74 SQ M) – 1,615 SQ FT (150 SQ FT)**
- **ONLY £14.50 PER SQ FT PAX**
- **NEW LEASE AVAILABLE**
- **E CLASS – THEREFORE SUITABLE FOR A WIDE RANGE OF DIFFERENT USES**

SUBJECT TO CONTRACT

LOCATION

19-20 St Augustines Parade is located in the heart of Bristol city centre and is in close proximity to Queen Square, The Floating Harbour and the popular retailing and leisure location of Park Street. The property is also within easy walking distance of Broadmead and Cabot Circus shopping centre and there is a wide range of retail, restaurant and leisure facilities together with other professional occupiers all in close proximity to the property.

The property is also located within a few yards of Colston Avenue, which is part of Bristol's inner ring road providing excellent access through the city centre and leading out to the M32 motorway. This area has also recently been pedestrianised and revamped with bus stops being located directly outside and Temple Meads Railway Station and Central Bus station both with a 15 minute walk.

DESCRIPTION

The available space is located on the second and third floors of this attractive period building and provides open plan studio offices each benefitting from a fitted kitchenette. The suites are light and airy with carpet flooring, neutral decorations and spot lights throughout. There are also shared WC facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the office suites have the following approximate useable floor areas:-

2 nd floor	800 sq ft	(74 sq m)
3 rd floor	815 sq ft	(76 sq m)

USE

The premises benefits from the new E Class and is therefore suitable for a wide range of different uses.

TERMS

The suite (s) are available to rent by way of new effectively full repairing and insuring lease (s), by way of a service charge, for a term of years to be agreed at a quoting rent of **£14.50** per sq ft pax.

A service charge will also be payable – further details available on request.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the suites have the following designation:-

<u>Second Floor</u>		<u>Third Floor:</u>	
Rateable Value:	£6,200	Rateable Value:	£5,400
Rates Payable (2020/2021):	£3,093.80	Rates Payable (2020/2021):	£2,694.60

From 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 and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.

ENERGY PERFORMANCE CERTIFICATE

D (77).

VAT

We have been advised that the building is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Vicki Grimshaw BSc (Hons) / Finola Ingham MRICS

Tel: 0117 934 9977

Email: vicki@burstoncook.co.uk / finola@burstoncook.co.uk

SUBJECT TO CONTRACT

UPDATED JANUARY 2022

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.