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# **CITY PENTHOUSE OFFICE SUITE**

## **TO LET (MIGHT SELL)**

### **15 COLSTON STREET, BRISTOL, BS1 5AP**



- **PENTHOUSE SUITE WITH CITY VIEWS**
- **LIGHT AND BRIGHT STUDIO STYLE SPACE**
- **OPEN PLAN WITH SOME HIGH QUALITY GLAZED PARTITIONING**
- **3,762 SQ FT (350 SQ FM) + 2 CAR SPACES IN TANDEM**
- **TO LET BY WAY OF A NEW LEASE – A SALE MIGHT ALSO BE CONSIDERED**

**SUBJECT TO CONTRACT**

## **LOCATION**

The property is situated at the foot of Colston Street within 100m of Colston Avenue at the heart of Bristol City centre with nearby amenities including Colston Hall, Bristol Hippodrome, The Waterfront and a variety of restaurants, bars and retail outlets within walking distance.

Major office occupiers close by include Immediate Media, Inside Asia and film production companies such as Silverback.

A number of multi storey car parks are situated close by.

## **DESCRIPTION**

The property comprises the entire top floor of 15 Colston Street which has been fitted in a contemporary studio style with views of the city across Colston Avenue and beyond.

The property is accessed a contemporary style entrance with DDA access which leads to a passenger lift serving each floor.

Finishes include grey powder coated double glazed windows, exposed services, 3 compartment perimeter trucking with central floor boxes, male and female WC's plus disabled WC within the suite itself, wood effect floor finishes, gas fired central heating and a modern fitted kitchen/ break out area.

## **ACCOMMODATION**

The suite comprises an approximate net internal area of 3,762 sq ft (350 sq m).

## **CAR PARKING**

There is secure garaged car parking for two cars in tandem.

## **TENURE**

The suite is offered to let by way of a new effectively full repairing and insuring lease and subject to 5 yearly rent reviews. A further charge is levied to cover a fair proportion of the maintenance and upkeep of the building/ internal common areas and shared services with further details upon application.

Alternatively, our clients will consider a sale of the suite based on a 999 year lease from November 2005 at a peppercorn rent if demanded.

## **VAT**

We are informed that the property is elected for VAT and therefore VAT will be payable on the rental price/ purchase price.

## **RATES**

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

Rateable Value: £19,750

Rates Payable (2020/2021): £9,855.25

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment with the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS/ Holly Boulton BSc (Hons) / Julian Cook FRICS

Tel: 0117 934 9977

### **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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**SUBJECT TO CONTRACT**

**JULY 2020**

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