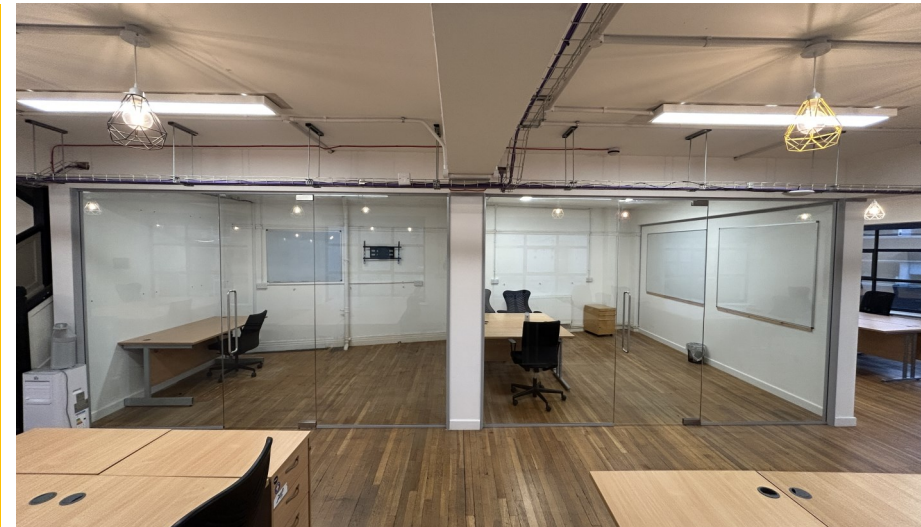


2nd FLOOR STUDIO OFFICE SUITE – TO LET

77-79 Stokes Croft, Bristol, BS1 3RD



- Last remaining studio office suite available
- Located in the heart of the vibrant Stokes Croft
- Open plan modern office accommodation
- Approximately 1,871 sq ft (174 sq m) NIA
- Communal amenities to include kitchen, WC and showers.
- Low business rates!



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

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

77-79 Stokes Croft comprises a three storey, multi-occupancy office building benefitting from communal kitchens, W.Cs and shower facilities, and meeting rooms.

ACCOMMODATION

Currently there is the following availability in the building:

Second Floor Front: 1,871 sq ft (174sq m)

TENURE

The suites are available by way of new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

RENT

£14 per sq ft per annum, exclusive of VAT.

BUSINESS RATES

In accordance with the Valuation Office Agency Website, the offices have the following designations:

Suite	Rateable Value	Rates Payable (2026/2027)
Second Floor Front:	£12,500	£5,400

Tenant may be able to qualify for tapered business rates relief. Tenants are advised to make their own enquires with the local authority.

PLANNING

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

VAT

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

EPC

The property has an energy performance rating of D (84).

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:

FAO: Luke Dodge MRICS
Tel: 0117 934 9977
Email: Luke@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated June 2026

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.