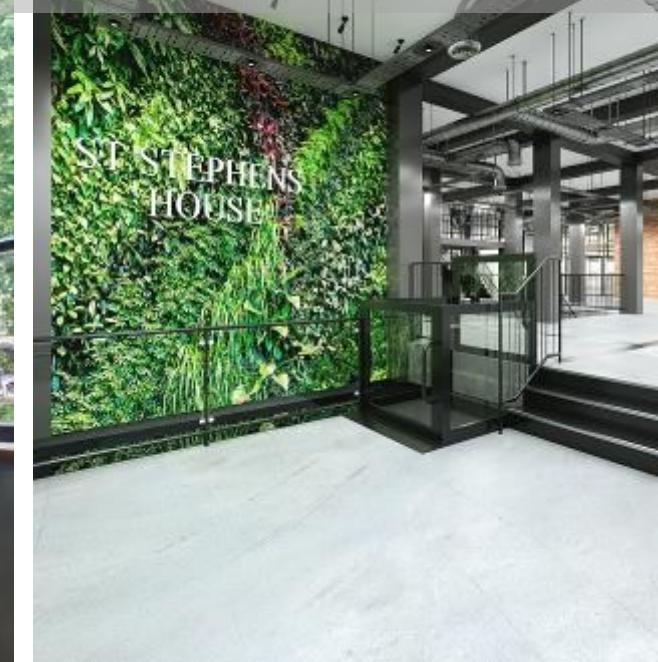


CONTEMPORARY OFFICE FULLY FITTED TO THE HIGHEST STANDARD

St Stephens House, Colston Avenue, Bristol, BS1 4SR



- Located in a prime city centre location
- Approximately 5,961 sq ft (553.80 sq m)
- Refurbished to provide contemporary and creative open plan office space at an elevated ground floor level with excellent natural light
- Available fully fitted with furniture and high quality meeting rooms, kitchen, break out areas, auditorium style seating area...
- New lease available



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

LOCATION

St Stephens House is located on Colston Avenue, which is a prime office location known for its convenience, accessibility and offers a vibrant business environment with a range of amenities nearby. It's central location and professional atmosphere makes it an ideal choice for businesses seeking a prominent office.

DESCRIPTION

Designed and built by Interaction Bath, St Stephens House has undergone a striking and innovative transformation to provide office accommodation which has been finished to a high specification to create a sustainable and people centric workplace.

The accommodation is arranged over two principle levels together with a mezzanine area. There are two self contained entrances, one off Colston Avenue and the other being off St Stephens Avenue. The specification includes:-

• Cycle storage and designated drying area	• Exposed original features and brickwork	• Buffed concrete effect flooring
• Elevated ground floor position	• Feature windows to rear	• Exposed new LED lighting throughout
• Exposed M&E throughout	• Split cooling and heating system	• DDA access with platform lift
• Excellent floor to ceiling height creating	• Fully fitted with furniture	• Dedicated 1GB fibre broadband
• Male/female/disabled WC facilities	• Shower facilities	• Self contained

The office is available fully fitted with furniture, high quality meeting rooms / break out areas, kitchen & bar area, auditorium style wooden seating area, mezzanine office—a fully inventory is available upon request

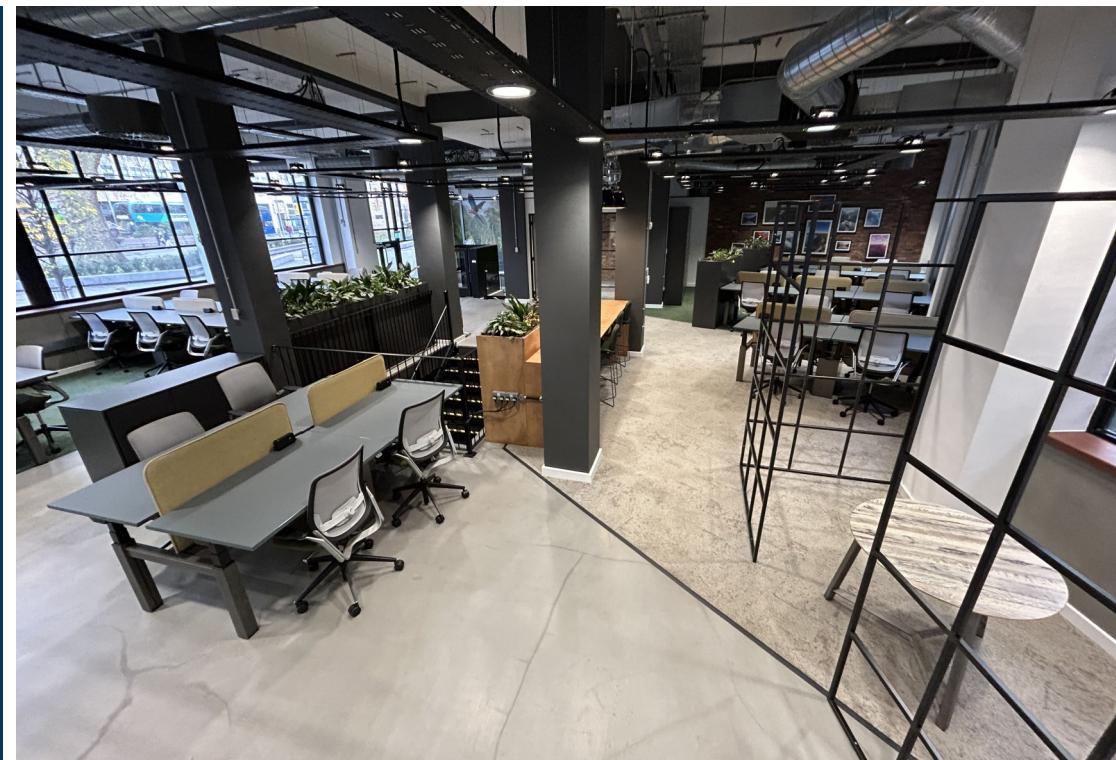
ACCOMMODATION

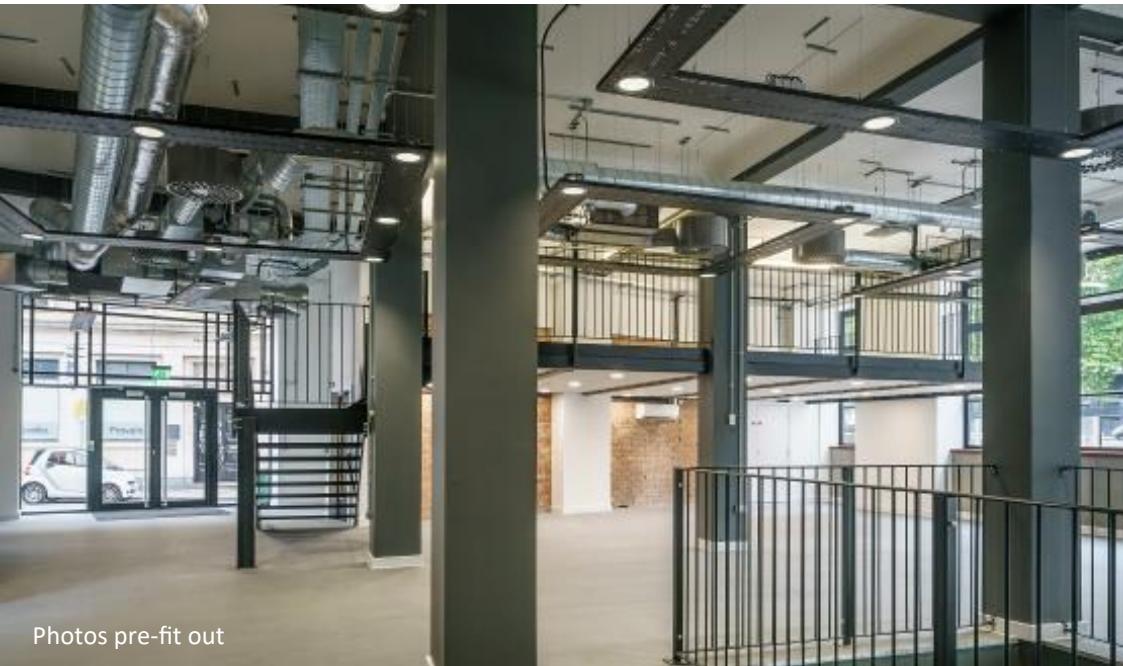
In accordance with the RICS Code of Measuring Practice, the suite has the following approximate net internal floor areas:-

Lower Ground Floor:	2,587 sq ft	(240.34 sq m)
Lower Ground—Store	267 sq ft	(24.81 sq m)
Ground Floor:	3,201 sq ft	(297.38 sq m)
Ground—Reception:	314 sq ft	(29.17 sq m)
Mezzanine:	173 sq ft	(16.07 sq m)
Total:	6,542 sq ft	(607.77 sq m)

PLANNING

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





Photos pre-fit out



Photos pre-fit out

TENURE

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

PARKING

The current tenant currently leases several spaces at 33 Bristol and we understand that there may be an opportunity for a new tenant to also lease these spaces, by way of an additional cost.

RENT

Upon application.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:-

Rateable Value: £102,000

Rates Payable (2025/2026): £55,692

EPC

Rating B (47).

VAT

We have been advised that the property is elected for VAT.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

Burston Cook

HTC

FAO: Finola Ingham FRICS

FAO: Chris Grazier

Tel: 0117 934 9977

Tel: 0117 923 9234

Email: finola@burstoncook.co.uk

Email: Christopher.Grazier@htc.uk.com

SUBJECT TO CONTRACT

January 2025

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

