

SERVICED OFFICE ACCOMMODATION

1a Brewery Court, North Street, Bristol, BS3 1JS



- Attractive, serviced offices in a popular commercial location within a stones throw of an array of amenities.
- A range of office suites available providing desk space for 2–6 desks.
- Newly refurbished to provide contemporary accommodation
- Communal kitchen / break out room and bookable meeting room.
- Flexible and long term options 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.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is conveniently located on North Street, a popular destination location which is home to an eclectic mix of occupiers to include independent retailers, cafes, bars, restaurants, and leisure providers.

North Street is situated within close proximity to the Ashton Gate Interchange which provides access to Bristol city centre, the M32, inner ring road, and the M4 / M5 motorway networks. Temple Meads train station is approximately 2 miles away, and Parson Street station is approximately 20 minutes walk.

DESCRIPTION

Serviced office accommodation located at Brewery Court, and accessed via North Street. The offices have been newly refurbished to include new carpeting and decorations throughout, LED lighting, kitchen / break out room, and bookable meeting room.

ACCOMMODATION

Currently available are the following office suites:

Suite A	143 sq ft	(13.25 sq m)
Suite B	139 sq ft	(12.94 sq m)
Suite C	177 sq ft	(16.43 sq m)

TENURE

The suite is available 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. There is a small estates charge payable.

RENT

Suite A:	£700 p/cm
Suite B:	£700 p/cm
Suite C:	£850 p/cm

Rent is fully inclusive of business rates, service charge, utilities, internet.

EPC

The property has an energy performance rating of C (59).

VAT

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



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

November 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

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