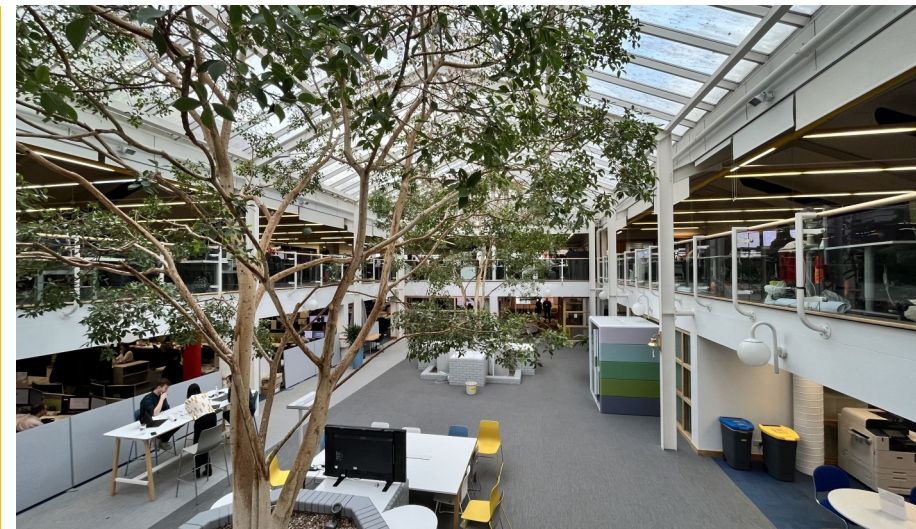


A UNIQUE OFFICE STRATEGICALLY SITUATED IN A PRIME COMMERCIAL AREA

63 St Thomas Street, Redcliffe, Bristol, BS1 6JZ



- Headquarter office building to let as a whole or floor by floor
- 26,945 sq ft (2,503 sq m) or floors from 10,907 sq ft (1,013.26 sq m)
- Significantly lower rent than nearby offices—on application
- Secure garaging for 21 cars
- Will suit other employment uses including medical, leisure, educational, commercial/business use, call centres etc
- New flexible leases 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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COOK**
0117 934 9977

LOCATION

St Thomas Street in Bristol is a prominent commercial office location situated in the heart of the city centre. As a commercial location, St Thomas Street is strategically situated with good accessibility and excellent transport links including nearby bus stops and Temple Meads railway station being located a 10 minute walk away making it convenient for both employees and clients.

In terms of amenities, St Thomas Street benefits from being situated within close proximity to a range of different offerings to include restaurants, coffee shops and hotels and in particular Redcliffe Quarter, which when complete will be an outstanding mixed use development providing 22,000 sq ft of café, restaurant and retail space with a 23,500 sq ft food hall.

Overall, St Thomas Street offers a prime commercial office location with its blend of accessibility, amenities and a vibrant business community, making it a desirable choice for companies looking to establish or relocate their offices in the area.

DESCRIPTION

The property provides an attractive self contained office HQ over ground, first and second floors. Also available as a whole or on a floor by floor basis. The offices are predominantly open plan with an attractive bright central atrium and the space will be subject to refurbishment and will offer:-

- New contemporary flooring
- LED lighting
- WC's
- Shower room and changing facilities
- Auditorium/ lecture theatre
- New decorations
- Passenger lift
- Valuable on site parking
- Substantial bike storage
- Secure car parking & bike storage

ACCOMMODATION

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

| | | |
|--------------|---------------------|------------------------|
| Ground floor | 2,869 sq ft | (266.53 sq m) |
| First floor | 13,169 sq ft | (1,223.40sq m) |
| Second floor | 10,907 sq ft | (1,013.26 sq m) |
| Total | 26,945 sq ft | (2,503.19 sq m) |

Available as a whole or on a floor by floor basis.

CAR PARKING & BIKE STORAGE

21 secure on site car parking together with bike storage.

TENURE

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed.

Consideration would also be given to a letting on a floor by floor basis , in which case a small service charge will be set up to cover the cost of any shared or communal items.

RENT

The most competitive rent in BS1—on application.

PLANNING

Use Class E – therefore suitable for a wide range of uses to include office, medical, leisure etc.

EPC

The property has an energy performance rating of E (110).

VAT

The property is elected for VAT.





BUSINESS RATES

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

Rateable Value: £267,500
Rates Payable (2024/2025): £148.463

Interested parties are advised to make their own investigations in order to verify this information.

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:

Burston Cook

FAO: Finola Ingham FRICS / Julian Cook FRICS

Tel: 0117 934 9977

Email: Finola@burstoncook.co.uk / Julian@burstoncook.co.uk

SUBJECT TO CONTRACT

December 2023

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.

