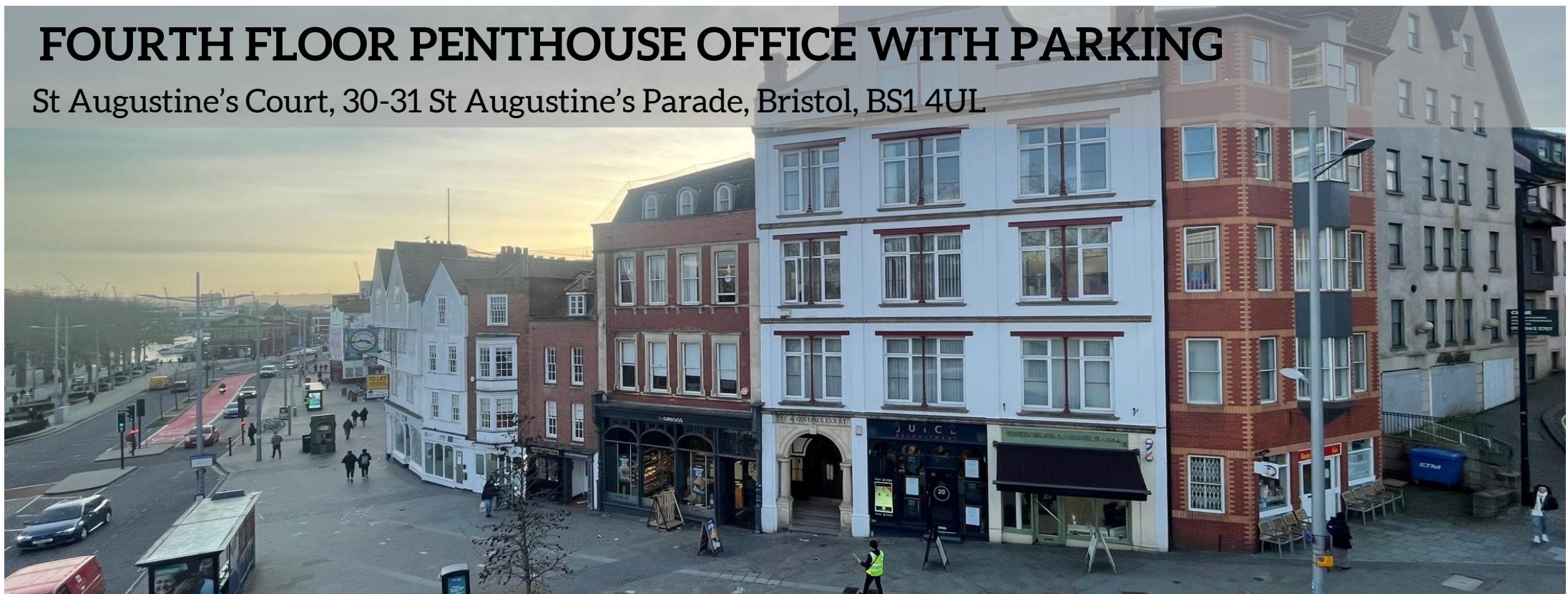


# FOURTH FLOOR PENTHOUSE OFFICE WITH PARKING

St Augustine's Court, 30-31 St Augustine's Parade, Bristol, BS1 4UL



- Currently undergoing a comprehensive refurbishment to provide stunning, high quality office space in the heart of Bristol city centre
- Car parking available to the rear
- Specification includes air conditioning, passenger lift, bike storage, and shower facilities
- Office approximately 1,697 sq ft (158 sq m) NIA
- Refurbished and contemporary entrance / reception area



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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## LOCATION

The property is situated on St Augustine's Parade, located in the heart of Bristol city centre and a stone's throw from a host of retail, restaurant, and leisure facilities, providing for a historic and vibrant office location. Its centrality also provides easy access to transportation links, with Bristol bus station approximately half a mile away, and Bristol Temple Meads Station within a 1 mile walk.

Local amenities include:- Boots, Bambalam, Greggs, Bristol Hippodrome, Bristol Beacon concert hall, Luxe Fitness, Society Café, Ahh Toots cakery, the Columbian Coffee Co, and Christmas Steps public House to name a few. The vibrant St Nics market is a short 5 minutes walk away distance which is home to a mix of independent stalls and shops and eateries.

The property benefits excellent network connections, being located within a few yards of Colston Avenue which is part of Bristol's inner ring road, providing access through the city and leading out to the M32, which in turn provides access to the M4/M5 motorway networks.

## DESCRIPTION

The property comprises an attractive period building which is currently undergoing extensive refurbishment to create high quality, open plan office suites with a contemporary entrance / reception area.

The specification provides for an industrialist finish with exposed services to include air conditioning and LED lighting. The property further benefits from passenger lift, showers, secure bike storage, and car parking.

## CAR PARKING

There is 1 allocated car parking space per floor located in a car park to the rear of the building at an additional rent of £1,500 per annum exclusive plus VAT.

## ACCOMMODATION

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

Fourth Floor: 1,697 sq ft (158 sq m)

## TENURE

The accommodation is available by way of new effectively full repairing and insuring lease(s) by way of a service charge for a term of years to be agreed.

## RENT

£27 per sq ft per annum exclusive.

## BUSINESS RATES

The property will require new separate ratings assessments.





## PLANNING

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

## VAT

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

## EPC

Pending completion of the refurbishment.

## 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 agents:

### Burston Cook

**FAO:** Luke Dodge MRICS/ Finola Ingham FRICS

**Tel:** 0117 934 9977

**Email:** luke@burstoncook.co.uk / Finola@burstoncook.co.uk

## SUBJECT TO CONTRACT

Updated January 2026



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