

OPEN PLAN AND LIGHT CENTRAL BRISTOL OFFICE—TO LET

15 Colston Street (second floor), Bristol, BS1 5AP



- An exceptional opportunity to rent a bright, open plan office space in the very heart of Bristol—just steps away from the iconic Bristol Beacon. At only £17.95 psf pax, this is one of the most competitively priced office spaces in the city centre
- Contemporary loft-style space with open floor layout
- Approximately 2,620 sq ft (243.4 sq m) plus 2 car parking spaces
- Just £17.95 per sq ft – fantastic value for a central urban location



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

The property is situated at the foot of Colston Street within 100m of Colston Avenue at the heart of Bristol City Centre with nearly amenities including the newly transformed Bristol Beacon concert hall, Bristol Hippodrome, The Waterfront and a variety of independent and national restaurants, café bars and retail outlets within walking distance including Ahh Toots Cakery, Nutmeg, Columbian Coffee, Bambalam, Boots & Gregs. Major office occupiers close by include Immediate Media, Inside Asia and film production companies such as Silverback and Netflix.

DESCRIPTION

The premises is located on the second floor and is accessed via a contemporary style enhance with DDA access which leads to a passenger lift serving each floor. The available space is predominately open plan in nature, with several high quality glazed meeting rooms and dedicated WC facilities. This office provides all the benefits of a city centre presence, without the sky-high rental rates typically associated with such a prime location. Ideal for Creative teams, startups, tech companies, consultancies, digital agencies, and any business seeking a professional HQ without the premium price tag.

KEY HIGHLIGHTS

Location: Central Bristol, moments from Bristol Beacon and vibrant city life
Style: Contemporary loft-style space with open floor layout
Cost: Just £17.95 per sq ft – fantastic value for a central urban location
Ideal For: Creative teams, startups, tech companies, consultancies, digital agencies, and any business seeking a professional HQ without the premium price tag

WHY THIS SPACE?

Inspirational Setting: With high ceilings and open-plan design, this space encourages collaboration, creativity, and productivity – a perfect canvas for a dynamic team.

Connectivity: Unrivalled central location with excellent public transport links, easy walk to key bus and train connections, and surrounded by cafés, restaurants, and cultural venues.

Cost-Effective HQ: This office provides all the benefits of a city-centre presence without the sky-high rental rates typically associated with such a prime location.

Business-Ready: Suitable for a range of uses from co-working and team offices to client-facing consultancies or a hybrid-flexible workspace setup.

IDEAL FOR COMPANIES THAT...

- Are scaling and need a central base to attract and retain top talent
- Want the buzz of city-centre working, steps from creativity, culture, and commerce
- Value smart budgeting without compromising on location or style
- Need proximity to clients, partners, and the wider Bristol business ecosystem

This space offers a **rare mix of affordability, centrality, and style** – perfect for businesses ready to make a confident move into one of Bristol's most sought-after urban areas.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the second floor has an approximate net internal floor area of 2,620 sq ft (243.4 sq m).

There is also a basement which comprises approx. 2,693 sq ft (250.2 sq m) and provides useful dry storage, available by way of separate negotiation.

CAR PARKING

2 secure car parking spaces are available by way of separate negotiation. The spaces are located in the secure basement car park, accessed off Trenchard Street.

TENURE

The premises 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 also a useful basement storage area suitable for a range of different uses and this is available by way of separate negotiation (if additional storage space is required).

Alternatively a sale of the long leasehold interest may be considered—further information available upon request.

PLANNING

Office Use—Suitable for a range of uses from co-working and team offices to client-facing consultancies or a hybrid-flexible workspace setup .

EPC

Rating E (116).

VAT

The building is elected for VAT.

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BUSINESS RATES

The property is currently assessed with the ground and first floors, however based on the fourth floor Rateable Value, the estimated rates payable are approx. £4.75 psf pax.

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Whether you are a design agency, tech company, creative collective, or growing consultancy, this is the kind of space that impresses clients, inspires teams, and keeps costs under control.

Get in touch today to book a viewing and explore how this fantastic office could work for your business.

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

May 2025

