

# FLEXIBLE BASEMENT SPACE IN CENTRAL BRISTOL—ONLY £7.50 PSF PAX

Basement, 15 Colston Street, Bristol, BS1 5AP



- Rent this spacious basement in the heart of central Bristol for just £20,000 per year – that's only £7.50 per square foot for approximately 2,700 sq ft of flexible-use space
- Located on vibrant Colston Street, this basement unit offers an exceptional opportunity for businesses, creatives, and entrepreneurs looking for affordable, secure, and versatile premises
- A blank canvas for a business or organisation looking to make the most of an affordable, central base –Multiple potential uses (subject to planning where required)
- £7.50 per sq ft – unbeatable for a central location
- Available in conjunction with second floor office accommodation, or available to rent in isolation



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**  
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## 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 at basement level and is accessed via a shared entrance via a set of stairs. The basement storage is open plan in nature and provides dry and secure storage space with power. This is a blank canvas for a business or organisation looking to make the most of an affordable, central base. Whether you need space to store, create, dispatch, or experiment – this basement is ready to support your ambitions.

## KEY FEATURES

**Size:** Approximately 2,700 sq ft  
**Rent:** £20,000 per annum ~ £7.50 per sq ft – unbeatable for a central location  
**Usage:** Multiple potential uses (subject to planning where required)  
**Location:** Prime central Bristol – walkable, well-connected

## IDEAL FOR

- Storage and warehousing
- Studio equipment or prop storage
- Music rehearsal or production rooms (with acoustic treatment)
- Creative or artisan workshops
- Inventory holding for local retail or online businesses
- Urban gardening / hydroponic setup (with suitable ventilation)
- E-commerce logistics (e.g. dropbox/parcel hub operations)
- Film or photography dark
- Secure document or archive storage
- Pop-up art installation space
- Maker space for prototypes, repairs, or crafts
- Training or performance prep areas

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 2,700 sq ft (250.83 sq m).

## RENT / PRICE

Rent this spacious basement in the heart of central Bristol for just £20,000 per year – that's only £7.50 psf! Price to purchase—on application.

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)), the property has the following designation:

Rateable Value: £3,050  
Rates Payable (2023/2024): £1,521.95

*Interested parties are advised to make their own enquiries directly with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)), however we would highlight that from the 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100% business rates relief.*

## PLANNING

E Class—Multiple potential uses (subject to planning where required).

## 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.

Alternatively the long leasehold interest is available to purchase—further information upon request.

## VAT

The building is elected for VAT.

## EPC

An EPC has been commissioned.

## 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  
**Tel:** 0117 934 9977  
**Email:** [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk)

## SUBJECT TO CONTRACT

May 2025

**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.





