

# STUDIO OFFICES—TO LET

19–20 St Augustine's Parade, (2nd & 3rd floors), Bristol, BS1 4UL



- Studio offices available to lease
- Floors from approximately 800 sq ft (74 sq m) - 1,615 sq ft (150 sq ft)
- Affordable rent
- Suitable for a variety of different uses under E Class to include office, medical, clinic, financial and professional services
- Potential for 100% relief on business rates

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

19-20 St Augustines Parade is located in the heart of Bristol city centre and is in close proximity to Queen Square, The Floating Harbour and the popular retailing and leisure location of Park Street. The property is also within easy walking distance of Broadmead and Cabot Circus shopping centre and there is a wide range of retail, restaurant and leisure facilities together with other professional occupiers all in close proximity to the property.

The property is also located within a few yards of Colston Avenue, which is part of Bristol's inner ring road providing excellent access through the city centre and leading out to the M32 motorway.

## DESCRIPTION

The available space is located on the second and third floors of this attractive period building and provides open plan studio offices each benefitting from a fitted kitchenette. The suites are light and airy with carpet flooring, neutral decorations and spot lights throughout. There are also shared WC facilities

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the premises has the following approximate useable floor areas:-

2nd floor: 800 sq ft (74 sq m)  
3rd floor: 815 sq ft (76 sq m)

## TERMS

The suite (s) are available to rent 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

On application.

## PLANNING

The premises benefits from E Class use and is therefore suitable for a wide range of different uses.

## EPC

The property has an Energy Performance Rating of C (59).

## VAT

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

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the suites have the following designation:-

<i>Second Floor:</i>		<i>Third Floor:</i>	
Rateable Value:	£7,100	Rateable Value:	£6,200
Rates Payable (2024/2025):	£3,542.90	Rates Payable (2024/2025):	£3,093.80

*From 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 and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.*

## 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  
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## SUBJECT TO CONTRACT

June 2025

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