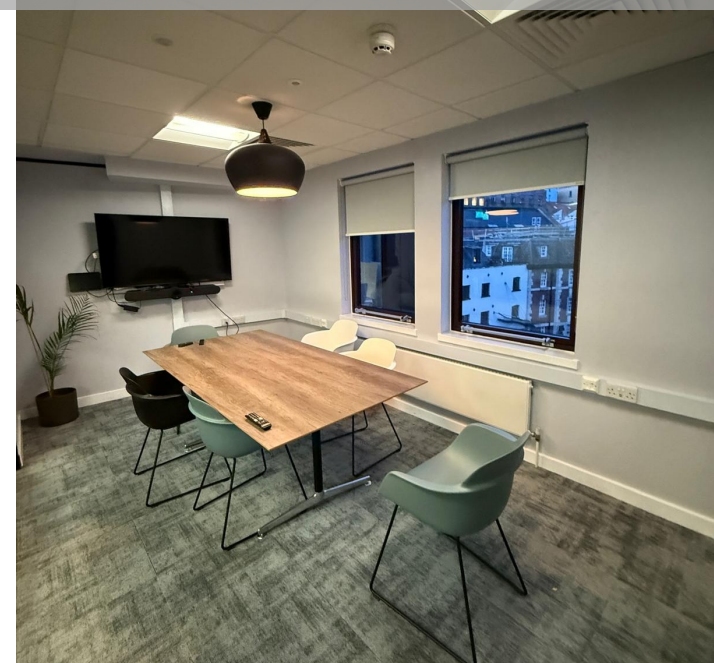
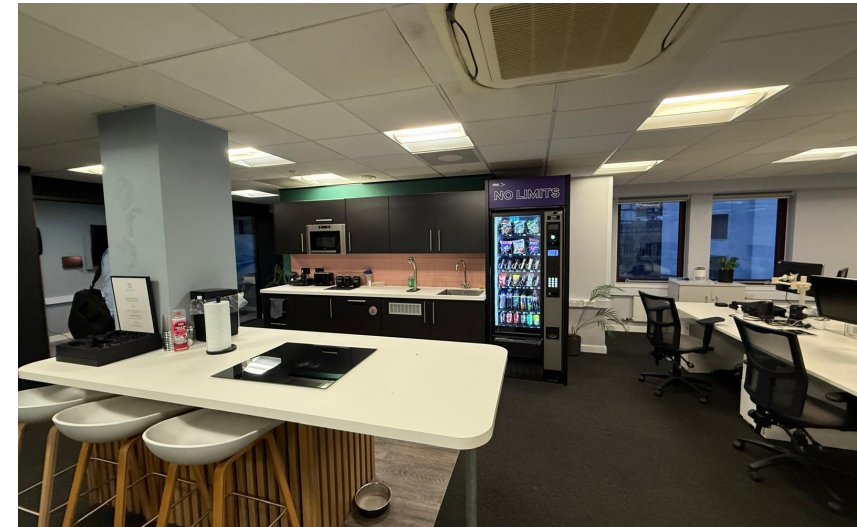


MODERN OPEN PLAN OFFICE SPACE- TO LET

3rd & 4th Floors, St Bartholomew's House, Lewins Mead, Bristol, BS1 2NH



- 3rd floor approximately 2,869 sq ft (266.5 sq m)
- 4th floor approximately 4,646 sq ft (432 sq m)
- Demised car parking and secure bike storage
- On site commissionaire, passenger lifts, WC, shower facilities
- Fully fitted and available for immediate occupation



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

St Bartholomew's Quadrant has been an active focal point for the city since c 1175 being in the oldest district of this historic city. The property is located in close proximity to Broad Mead and Cabot Circus shopping centres, with the Hotel Du Vin also situated immediately adjacent to the property together with a host of other various local and national retailers and restaurants. The property is a short drive from the M32 and the national motorway network and is also within walking distance of Temple Meads railway station.

DESCRIPTION

The available space is located on the 3rd & 4th floors and comprises a modern office building with secure basement level car parking, bike storage and shower facilities. The ground floor reception and front elevation have undergone substantial refurbishment works over the recent years and there is also an on site commissionaire.

ACCOMMODATION

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

3rd Floor:	2,869 sq ft (266.5 sq m)	1 car parking space
4th Floor:	4,646 sq ft (431.6 sq m)	2 car parking spaces

CAR PARKING / BIKE STORAGE

There is allocated car parking with each floor, together with secure bike storage in the basement car park.

TERMS

The floors are available by way of an assignment or a sublet of an existing lease for a term expiring on the 6th October 2027. The lease is outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

A new lease may be available direct from the landlord—further information available upon request.

PASSING RENT

The passing rent under the existing lease equates to £21.00 psf pax.

EPC

The property has an Energy Performance Rating D (94).

EXISTING FIT OUT

There is potential to inherit the existing tenants fit out and furniture to include high quality meeting rooms, kitchen / break out areas and furniture.

BUSINESS RATES

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

3rd Floor	4th Floor
Rateable Value: £56,500	Rateable Value: £71,500
Rates Payable (2025/2026): £31,357.50	Rates Payable (2025/2026): £39,682.50
1 car parking space	2 car parking spaces
Rateable Value: £2,150	Rateable Value : £4,300

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.

VAT

The property is elected for VAT and therefore VAT is payable on all prices.

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 joint agents:

Burston Cook

FAO: Finola Ingham FRICS
Tel: 0117 934 9977
Email: finola@burstoncook.co.uk

Howell Commercial

FAO: Chris Howell
Tel: 0117 251 0204
Email: chris@howellcommercial.com

November 2025

SUBJECT TO CONTRACT

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.

