

# GROUND FLOOR COMMERCIAL UNIT TO LET

Hepburn Road Studio/Workshop, Stokes Croft, BS2 8FW



- Popular location just off Stokes Croft
- 'Class E' premises offered to let
- Approximately 336 sq ft (31.19 sq m) NIA
- Quoting £11,000 per annum, exclusive.

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

Located in the popular Stoke's Croft, just off of Stokes Croft on Hepburn Road. The premises is surrounded by cafes, bars, and other local independent businesses. The area is specifically popular with students and young people.

## DESCRIPTION

Situated on Hepburn Road, the newly refurbished workshop/office offers an exceptional opportunity for a business to set up in an established location in near proximity to various independent and national businesses. The property offers an open plan office fitted with a kitchenette and shower room. Services include gas, electricity and water.

## ACCOMMODATION

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

Area	Sq ft	Sq m
Ground Floor	336	31.19
<b>TOTAL</b>	<b>336</b>	<b>31.19</b>

## TENURE

The property 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.

## QUOTING RENT

£11,000 per annum, exclusive.

## PLANNING

We understand the property benefits from Use Class E(g) planning and is therefore suitable for office, workshop and storage use.  
*All parties are advised to make their own enquiries.*

## BUSINESS RATES

The property has recently been redeveloped and we are awaiting confirmation of the current rateable value.  
*All parties are advised to make their own enquiries.*

## VAT

All prices are exclusive of VAT if applicable.

## EPC

An EPC Rating can be made available upon request.

## 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: Charlotte Bjoroy Barch

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## SUBJECT TO CONTRACT

June 2026



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