

CONTEMPORARY OFFICE FITTED TO A HIGH STANDARD—TO LET

Ground Floor, 45 Colston Street, Bristol, BS1 5AX



- Approximately 795 sq ft (73.86 sq m) NIA
- High quality fit out, providing contemporary office accommodation
- Office can be provided fully fitted!
- Use Class E— suitable for a range of uses to include offices, medical, clinic, financial & professional services
- Located within walking distance of Bristol's Harbourside, Cabot Circus and Park Street
- Low service charge and qualifies for small business rates relief!!



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 located fronting Colston Street, a popular city centre location which links St Augustines Parade with Upper Maudlin Street into Bristol City Centre. The adjacent Christmas Steps is a hub for independent shops, galleries and creative businesses.

A number of major occupiers are also situated within walking distance including the Bristol Hippodrome Theatre, Bristol Beacon and the Bristol Bus & Coach Station.

DESCRIPTION

The property comprises a ground floor open plan office benefitting from a small meeting room, kitchenette and male and female W.C.'s. The specification of the office includes a glazed frontage, LED lighting, air conditioning, dado perimeter trunking, electric heaters and a mix of carpet and tile flooring.

The office can be provided fully fitted, subject to separate negotiation.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 795 sq ft (73.86 sq m).

TENURE

The suite 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.

RENT

£19,500 per annum exclusive.

PLANNING

Use Class E – therefore suitable for a wide range of uses to include offices, medical, clinic, financial & professional services.

BUSINESS RATES

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

Rateable Value:	£11,750
Rates Payable (2026/2027):	£5,076

We recommend that interested parties make their own enquiries with the Valuation Office Agency to establish the exact rates payable. As the property has an RV less than £12,000, a tenant may be eligible for up to 100% business rates relief.



EPC

The property has an energy performance rating of C(58).

VAT

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

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: Luke Dodge MRICS
Tel: 0117 934 9977
Email: luke@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated September 2026

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.

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