45 COLSTON STREET

GROUND FLOOR I 45 COLSTON STREET I BRISTOL I BS1 4QD

BURSTON COOK
0117 934 9977



CONTEMPORARY FULLY FITTED WORKSPACE IN CENTRAL BRISTOL

SIZE (NIA)

795 SQ FT
73.86 SQ M

8 DESKS

LOW SERVICE CHARGE AND QUALIFIES FOR SMALL BUSINESS RATES RELIEF

MOVE IN.
GET TO WORK.

FULLY FITTED OFFICE TO LET

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.

- 1 x Built-In Kitchen
- 1 x 4 Person Meeting Room
- 8 x Desks & Chairs
- 1 x Soft Seating Lounge
- Approxiamate NIA - 795 sq ft (73.86 sq m)
- BT fibre line into the office, with approximatley 800Mbs download and 40Mbs upload speeds.



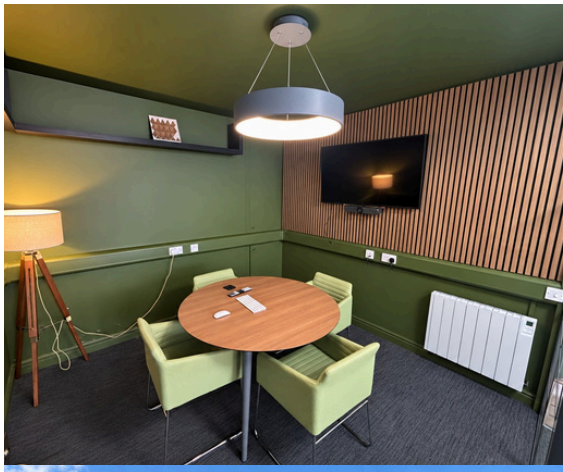
N.B. INDICATIVE FULLY FITTED LAYOUT

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation as of April 2026:

Rateable Value: £11,750
Rates Payable: £5,076

All parties are advised to make their own enquiries to verify this information.





RENT
Quoting £24,250 per annum exclusive fully fitted. The property is also available unfurnished at £19,500 per annum exclusive

SERVICE CHARGE
Budgeted at £1,680 per annum exclusive

TERMS
A new lease is available on flexible lease terms.

VAT
The property is elected for VAT.

EPC - The property has an Energy Performance rating of C (58).

GET IN TOUCH

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BURSTON COOK
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