



St. Stephens House

Bristol, BS1 4SR

**Contemporary Office fitted
to the highest standard in a
prime central Bristol location**

5,961 sq ft
(553.80 sq m)

- Fully fitted to a very high standard
- Prime central Bristol City Centre location
- Large kitchen and bar area
- Auditorium style seating
- New exposed LED lighting throughout
- Dedicated 1GB Fibre Broadband

Summary

Available Size	5,961 sq ft
Rent	£187,500 per annum
Rates Payable	£9.41 per sq ft
Rateable Value	£102,000
Service Charge	£1.23 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (47)

Description

St. Stephen's House offers high quality office space in a contemporary and creative open plan arrangement. The accommodation is available fully fitted and benefits from high quality furniture throughout across two principle levels with a mezzanine offering additional meeting room space. The lower ground floor offers additional office and meeting room space, including a large auditorium style seating area alongside the kitchen and breakout space.

Access is via either Colston Avenue or St Stephen's Avenue.

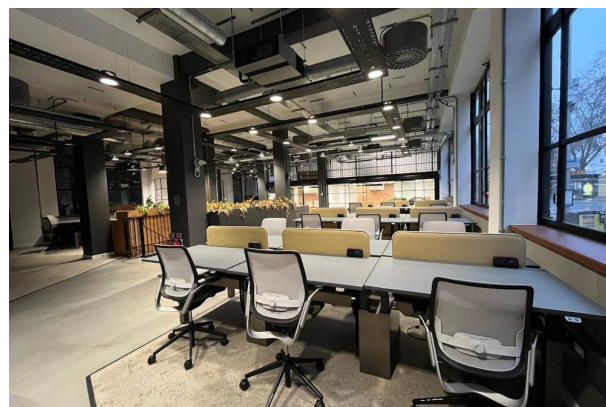
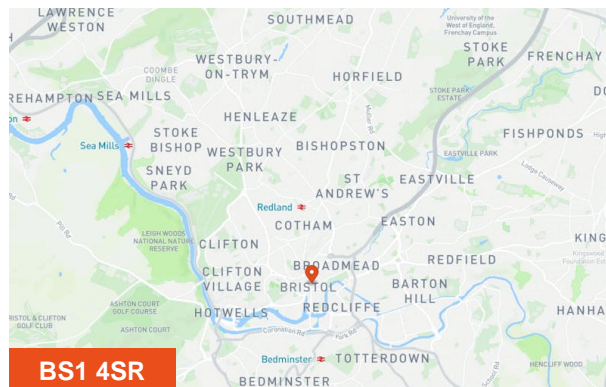
Location

St. Stephen's House is located directly off Colston Avenue which is a prime central Bristol City Centre office location. The location benefits from a multitude of amenities on it's doorstep and is the ideal location for businesses seeking a central position.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	2,587	240.34	Available
Lower Ground - Store	267	24.81	Available
Ground	3,201	297.38	Available
Ground - Reception	314	29.17	Available
Mezzanine	173	16.07	Available
Total	6,542	607.77	



Viewing & Further Information

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