



## St Augustines Court

, BS1 4XP

**Newly refurbished office  
accommodation in a Prime  
Central Bristol location.**

**1,697 to 6,314 sq ft**  
(157.66 to 586.59 sq m)

- Newly Refurbished
- Brand New Air Conditioning
- Cat A Office Accommodation
- Secure Cycle Parking
- Car Parking
- Refurbished reception
- Refurbished WCs and Showers

## Summary

Available Size	1,697 to 6,314 sq ft
Rent	Rent on application
Rates Payable	£5.58 per sq ft
Service Charge	N/A
Car Parking	£1,500 per space / annum
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

## Description

St Augustines Court has been refurbished to a very high standard and offers quality office accommodation in a prime central Bristol location. The suites benefit from a huge amount of natural light, with large windows overlooking Colston Avenue. Each floor has WCs and a shower with secure cycle storage to the rear of the property. The reception and communal areas are due to undergo refurbishment to bring in line with the quality of the rest of the building.

## Location

St Augustines Court occupies a vibrant position overlooking Colston Avenue and, slightly further afield, the waterfront in central Bristol. The location benefits from good transport links and is a short walk from the likes of St Nicholas' Market and Corn Street where there's a great choice of cafe's and restaurants.

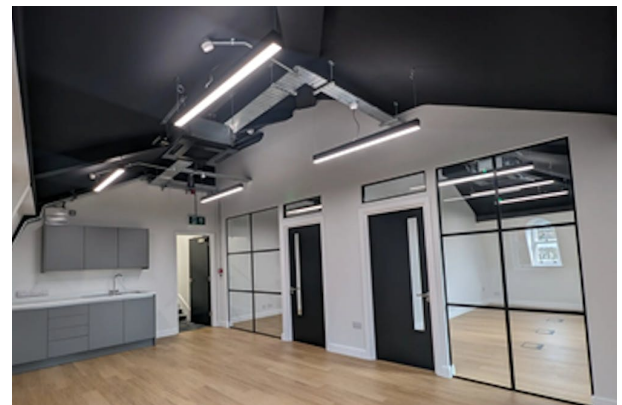
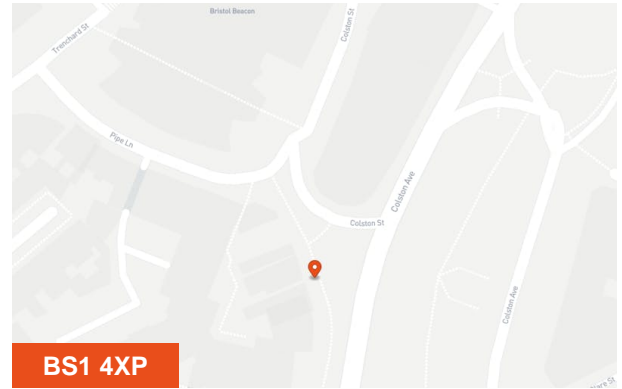
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,851	171.96	Available
2nd	2,766	256.97	Available
4th	1,697	157.66	Available
<b>Total</b>	<b>6,314</b>	<b>586.59</b>	

## Viewings

Viewings are to be arranged strictly via the agents.



## Viewing & Further Information

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