

# St Thomas Court, Thomas Lane, Bristol BS1 6JG

2ND FLOOR: 3,959 SQ FT - HIGH QUALITY FULLY FITTED OFFICE

40 - 60 person office

TO LET (MAY SELL)



savills

## St Thomas Court, Thomas Lane, Bristol BS1 6JG

### LOCATION - BS1 6JG

St Thomas Court is located off Redcliff Street within Bristol's core commercial business district. The property is situated on the quiet cobbled side street of St Thomas Lane opposite the Bristol County Court.

Temple Meads railway station and Cabot Circus and 5 and 10 minutes walk away respectively.

### Description

The 2nd floor has been fully fitted to provide high quality modern offices ready for immediate occupation.

The offices benefit from the following:

- 60 x desks, 3 x 8 person glazed meeting room, large breakout spaces, auditorium seating, kitchenette with white goods.
- VRF air conditioning and LED strip lighting.
- 8 persons lift providing DDA compliant access.
- Secure cycle storage and shower provisions.

### Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)
Whole 2nd Floor	3,959 sq ft	368 sq m

### Tenure

The office is available via new effectively fully repairing and insuring lease by way of service charge.

Consideration, will be given to the sale of the LLH interest for 999 years from July 2003.

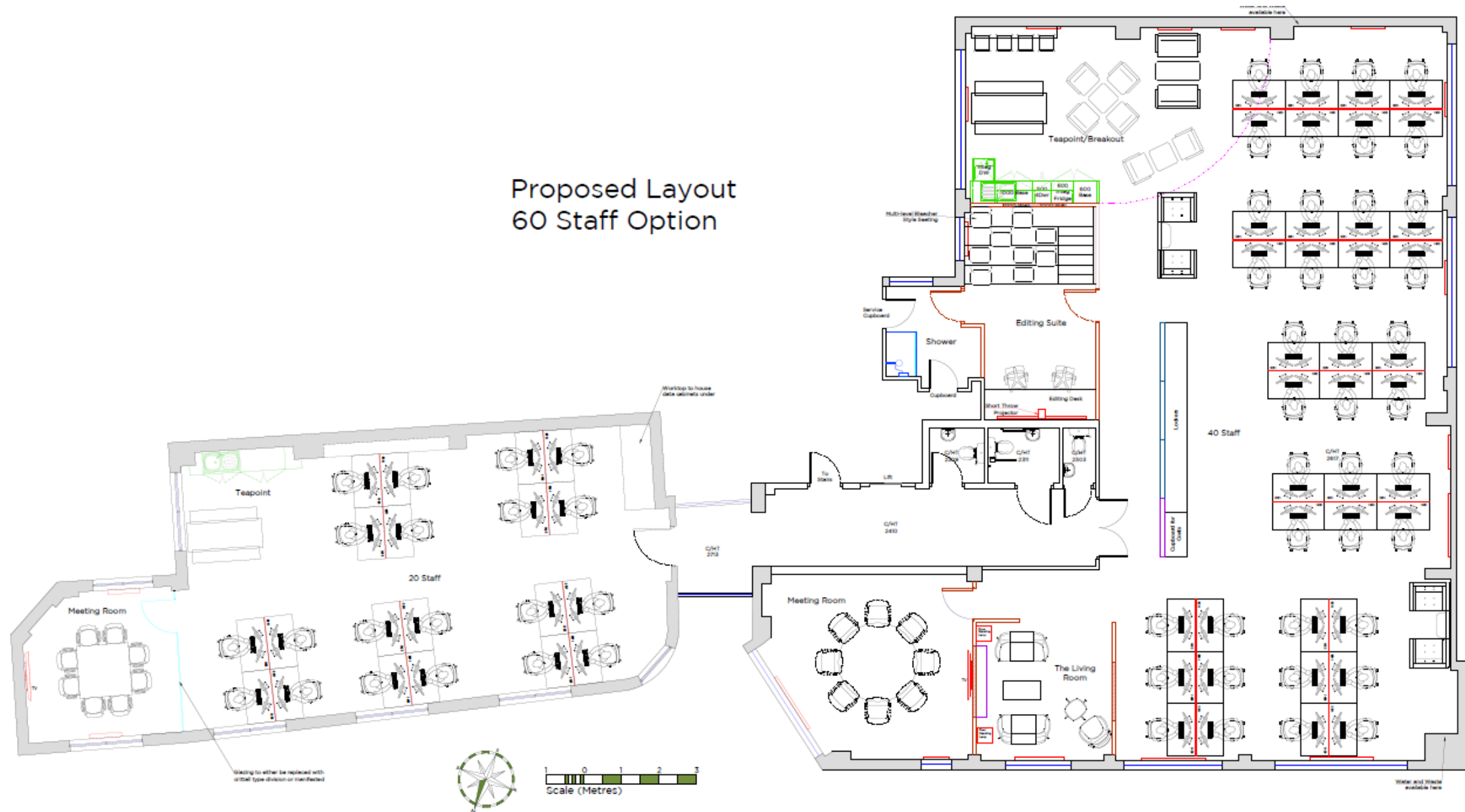
### Quoting Rent, Sale Price & Service Charge

Upon Application to the joint sole agents,



# Existing layout plan

## Proposed Layout 60 Staff Option





## Business Rates

Rateable Value : £67,500

Rates Payable: £36,855 per annum (£9.30 psf).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

## Use

Use Class E commercial (formerly B1 Offices).

## EPC

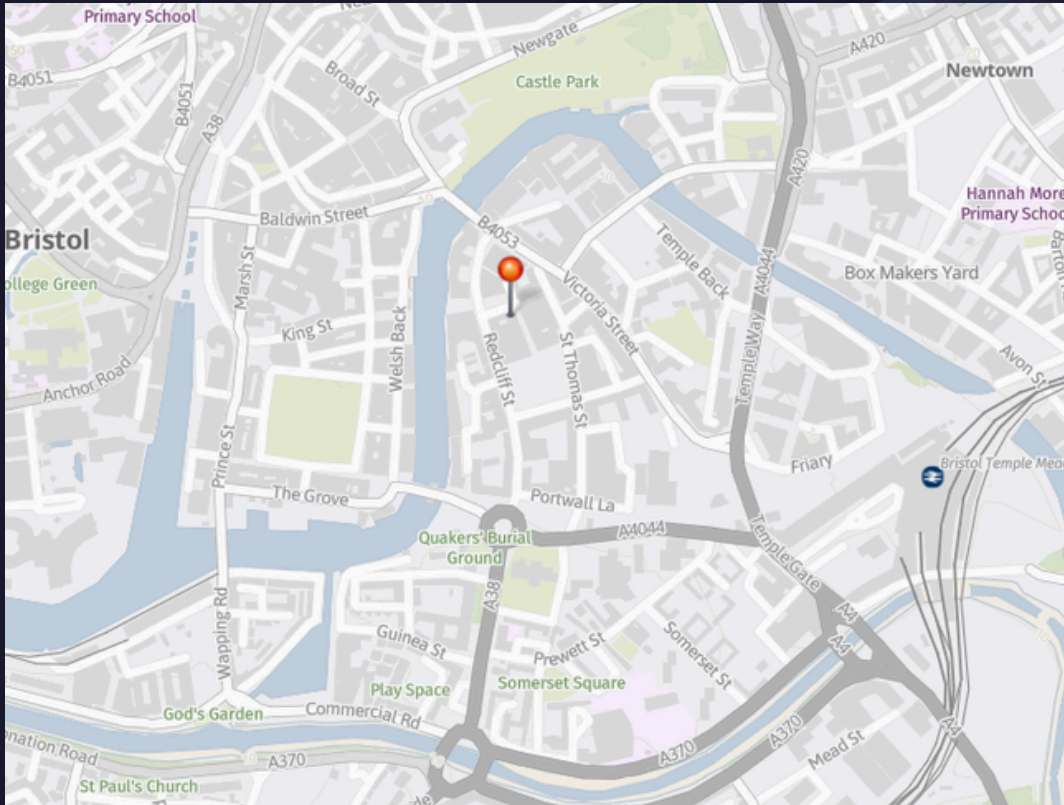
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## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs.



## CONTACT

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