

STUDIO OFFICE SUITES— TO LET

77-79 Stokes Croft, Bristol, BS1 3RD



- A range of studio office suites available
- Located in the heart of the vibrant Stokes Croft
- Open plan modern office accommodation
- Suites from approx 797 sq ft (74 sq m) - 2,668 sq ft (248 sq m)
- Communal amenities to include kitchen, WC and showers.
- Low business rates



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 situated in the centre of Bristol's cultural and artistic hub, Stokes Croft. Network connections are excellent, being located on an arterial route in the heart of Bristol, providing access to the A4032 and, in turn, the M32, and linking the city centre with the affluent suburbs of Cotham, Redland and Bishopston. There are a wide range of businesses in the area, including cafes, bars, shops, and offices, and Cabot Circus and Broadmead shopping areas are also within easy walking distance.

DESCRIPTION

77-79 Stokes Croft comprises a three storey, multi-occupancy office building benefitting from communal kitchens, W.Cs and shower facilities, and meeting rooms.

ACCOMMODATION

Currently there is the following availability in the building:

First Floor Rear:	797 sq ft	(74 sq m)
Second Floor Front:	1,871 sq ft	(174sq m)
Total:	2,668 sq ft	(248 sq m)

TENURE

The suites are available by way of new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

RENT

£14 per sq ft per annum, exclusive of VAT.

BUSINESS RATES

In accordance with the Valuation Office Agency Website, the offices have the following designations:

Suite	Rateable Value	Rates Payable (2024/2025)
First Floor Rear:	£6,500	£3,243.50
Second Floor Front:	£10,250	£5,114.75

Subject to company eligibility the suites may qualify for small rates relief / exemption.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

VAT

We have been advised that the property is not elected for VAT.

EPC

The property has an energy performance rating of D (84).

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:

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

SUBJECT TO CONTRACT

Updated December 2025

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