OFFICE SPACE · TO LET

20 Stokes Croft

Bristol | BS1 3PR

A self-contained first-floor office in the heart of Bristol's cultural quarter. Light-filled and comprehensively refurbished to a high contemporary standard.

PLUG & PLAY

APPROX AREA

2,200 sqft
204 sqm

FLOOR

First

JUNE 2026

THE PROPERTY

Designed for the way you actually work

20 Stokes Croft is a rare proposition in Bristol's BS1 fringe: a self-contained, whole-floor office with the specification of a Grade A core building and the soul of a creative warehouse.

Skylights and full-height industrial glazing deliver exceptional natural light. Exposed steelwork, suspended LED lighting and a glazed meeting room give the space character without compromising its professional finish.

SPECIFICATION

Description

The first floor has been comprehensively refurbished to a high contemporary standard, delivering open-plan space with an abundance of natural light.

- Offered on a plug & play basis, fully fitted, with day 1 connectivity
- Suspended LED lighting and feature pendants
- Heating and air conditioning
- Exceptional floor-to-ceiling height
- Glazed partitioned meeting room
- Dedicated breakout area
- Staff lockers
- Secure bike storage
- Fibre connection available
- Self-contained 1st floor demise
- Fitted kitchenette
- Low service charge

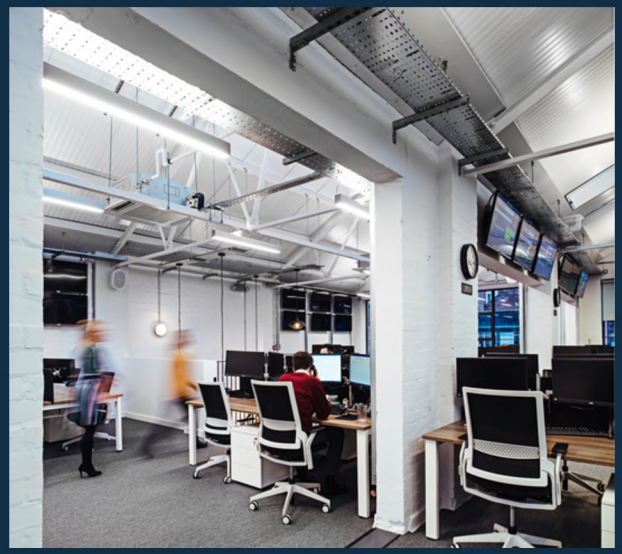
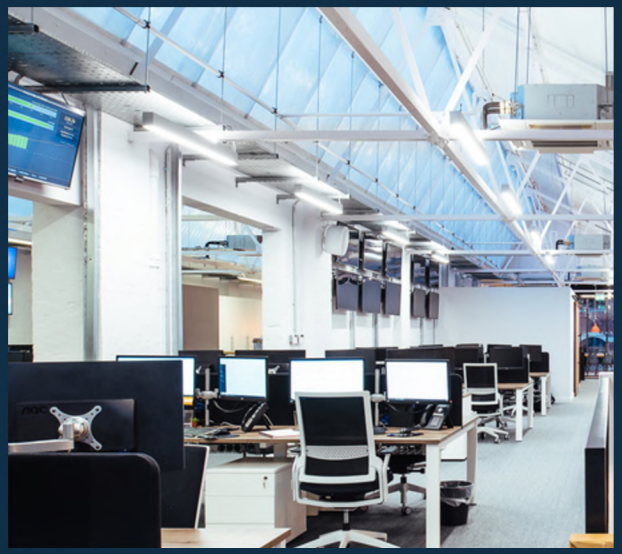
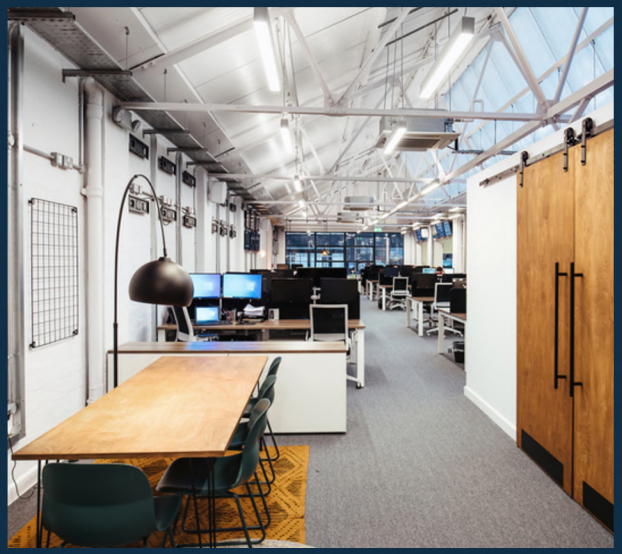
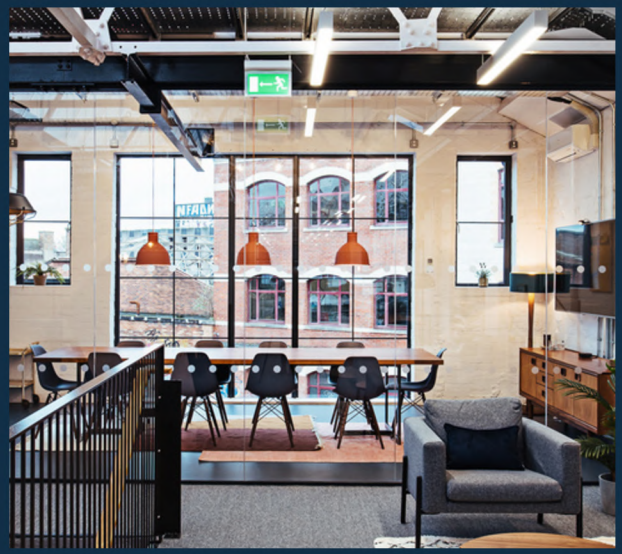
CAPACITY

Currently fitted with 25 desks

However, the open-plan layout supports a workforce of **up to 45 people** depending on configuration.

INTERIOR

20 Stokes Croft

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LOCATION

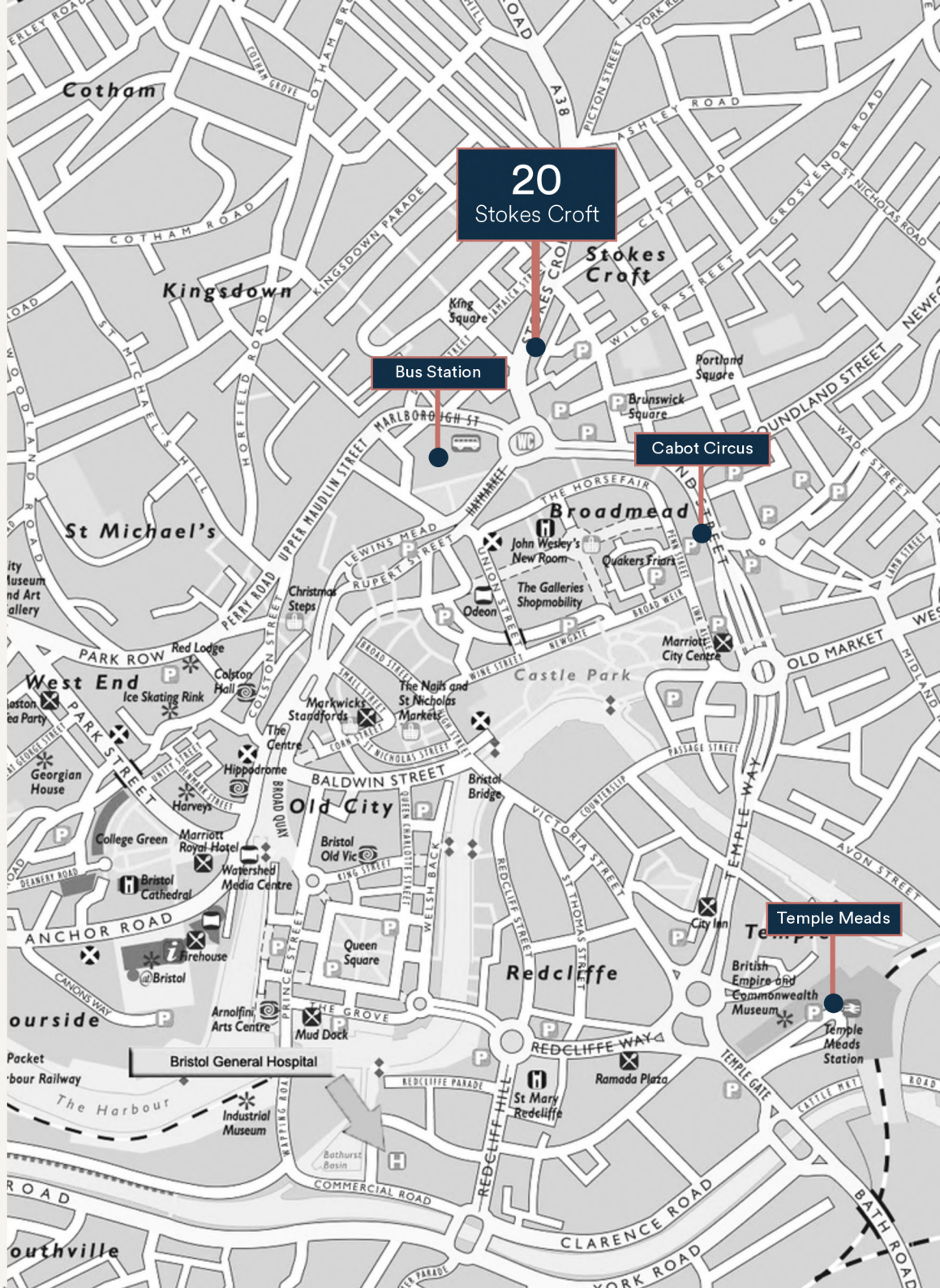
Location

Just metres from the famous 'Mild Mild West' Banksy mural, 20 Stokes Croft sits at the centre of Bristol's cultural and creative quarter — surrounded by independent restaurants, galleries, bars and some of the city's most recognisable street art.

It is moments from Cabot Circus and the Bus & Coach Station, and well-connected to Temple Meads via a 10-minute taxi or 25-minute walk along the harbour.

WITHIN WALKING DISTANCE

2 min	Bristol Bus & Coach Station
5 min	Cabot Circus
5 min	Broadmead
18 min	Park Street / Triangle
25 min	Bristol Temple Meads



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COMMERCIAL TERMS

Terms

Tenure	New full repairing & insuring lease, direct from the freeholder
Quoting rent	£27.50 per sqft PAX
Service charge	Budgeted at £2.85 per sqft PAX
Rateable value	£36,750
Rates payable	£15,876 Interested parties are advised to verify this information direct with the VOA (www.voa.gov.uk)
EPC	Rating B (43)
VAT	The property is not elected for VAT
Legal costs	Each party to bear their own costs

Subject to contract. The particulars in this brochure are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

VIEWINGS & ENQUIRIES

Strictly by appointment.

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