



Ground Floor, 4 Colston Yard, Bristol BS1 5BD

TO LET

Self-contained suite with views across
the city centre

1,000 Sq Ft
(93 Sq M)

Ground Floor, 4 Colston Yard, Bristol BS1 5BD

DESCRIPTION

An exquisite studio bathed in natural light, offering views across the city and beyond. Located in the heart of the city, the space is self-contained and secure with a private entrance, kitchen, bathroom and shower facilities. The open plan space is approximately 1,000 sq/ft, and could host up to 18 desks with ample break-out space. A versatile space with bags of character and charm ready to make your own.

Dedicated high-speed internet, all bills, services, cleaning and rates are all included in the price. £4,000 plus VAT.

- ✓ All inclusive monthly rent
- ✓ Completely private and secure entrance
- ✓ Kitchen point and break out areas
- ✓ WC and shower facilities
- ✓ Flexible 12 month contract
- ✓ All bills and superfast broadband included



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LOCATION

Located just off Christmas Steps in the heart of Bristol city centre, close to all amenities. The offices are well located for numerous shops, cafes, bars and restaurants. There are numerous bus routes nearby and Bristol Temple Meads station is within a 20 minute walk.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Colston Yard	1,000	93
Total	1,000	93

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

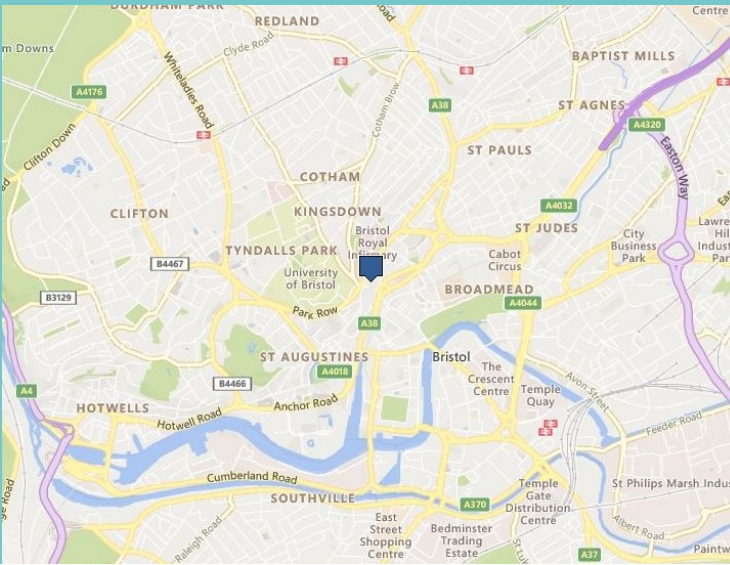
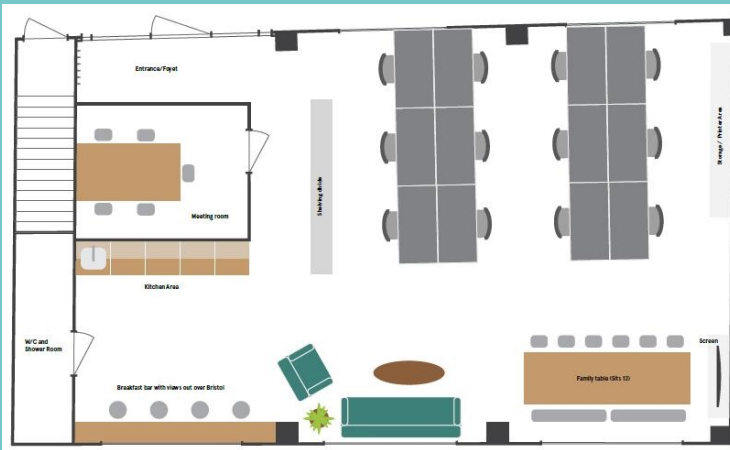
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The space is available by way of a new all inclusive lease at a cost of £4,000pcm plus VAT, direct from the landlord on flexible lease terms.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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