



26 Clare Street

Bristol, BS1 1YA

**Stunning fully fitted ground  
and lower ground floor  
office in a fantastic location  
in the heart of the Old City**

**932 sq ft**  
(86.59 sq m)

- Fantastic and highly convenient central Bristol location
- Recently fully refurbished to a very high specification
- Fully fitted with 15 workstations
- Meeting/media room, Zoom booths, full kitchen and WC
- Secure cycle and e-scooter storage

## Summary

<b>Available Size</b>	932 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£14.05 per sq ft Please verify the rates payable with the local authority
<b>Rateable Value</b>	£26,250
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	A (25)



## Description

26 Clare Street is a beautiful old building right in the heart of Bristol's vibrant Old City. Packed full of character, the Ground & Lower Ground floors have been extensively transformed over the past 12 months into stylish and contemporary self-contained office accommodation that is fully equipped with 15 workstations and ready for immediate occupation.

The property benefits from a double height staircase to the Lower Ground floor which provides natural light throughout, leading to a fully fitted kitchen, 3 zoom booths and a large meeting room. The offices are air conditioned with LED lighting, WC and cycle storage.

Please visit <https://my.matterport.com/show/?m=gHSyZuEop6G> for a 3D model of the accommodation.

## Location

Located right where the action is, you'll find a good selection of the best restaurants, bars, pubs, clubs & coffee shops right on the doorstep. Cabot Circus shopping quarter is a stone's throw away. The theatre, cinema, concert hall, St Nicholas Market, Castle Park and the floating harbour can all be reached in less than a minute's walk.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	528	49.05	Available
Lower Ground	404	37.53	Available
<b>Total</b>	<b>932</b>	<b>86.58</b>	

## Viewings

Viewings are by appointment only.

## Terms

The property is available to be let as a whole, by way of a new full repairing and insuring lease for a term of years to be agreed with the landlord.

## Legal

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## Viewing & Further Information

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