



## St. Stephens House

Bristol, BS1 4SR

**Contemporary Office fitted  
to the highest standard in a  
prime central Bristol location**

**5,961 sq ft  
(553.80 sq m)**

- Fully fitted to a very high standard
- Prime central Bristol City Centre location
- Large kitchen and bar area
- Auditorium style seating
- New exposed LED lighting throughout
- Dedicated 1GB Fibre Broadband

## Summary

Available Size	5,961 sq ft
Rent	£187,500 per annum
Rates Payable	£9.41 per sq ft
Rateable Value	£102,000
Service Charge	£1.23 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (47)

## Description

St. Stephen's House offers high quality office space in a contemporary and creative open plan arrangement. The accommodation is available fully fitted and benefits from high quality furniture throughout across two principle levels with a mezzanine offering additional meeting room space. The lower ground floor offers additional office and meeting room space, including a large auditorium style seating area alongside the kitchen and breakout space.

Access is via either Colston Avenue or St Stephen's Avenue.

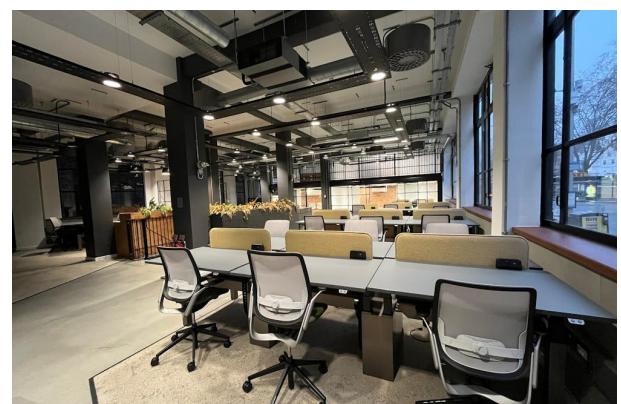
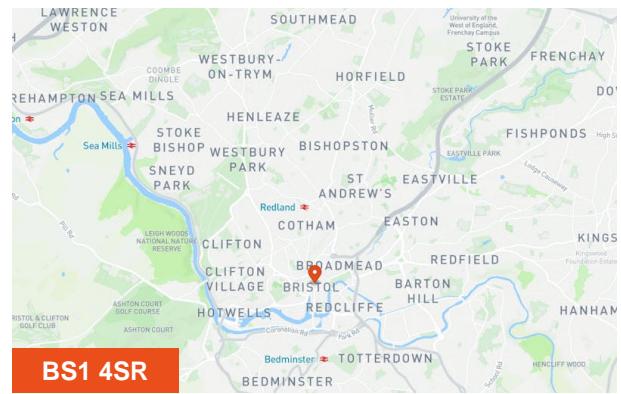
## Location

St. Stephen's House is located directly off Colston Avenue which is a prime central Bristol City Centre office location. The location benefits from a multitude of amenities on its doorstep and is the ideal location for businesses seeking a central position.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	2,587	240.34	Available
Lower Ground - Store	267	24.81	Available
Ground	3,201	297.38	Available
Ground - Reception	314	29.17	Available
Mezzanine	173	16.07	Available
<b>Total</b>	<b>6,542</b>	<b>607.77</b>	



## Viewing & Further Information

### Chris Grazier

0117 923 9234 | 07788 105 578  
chris.grazier@htc.uk.com

### Freddie Myatt

0117 923 9234 | 07385 045218  
Freddie.Myatt@htc.uk.com

### Natalie Bennett

0117 946 4534 | 07799 773808  
natalie.bennett@htc.uk.com