

St Thomas Court, Thomas Lane, Bristol BS1 6JG

2ND FLOOR: 2,850 SQ FT - HIGH QUALITY FULLY FITTED OFFICE

30 - 40 person office

■ ■ ■ ■
TO LET (MAY SELL)



St Thomas Court, Thomas Lane, Bristol BS1 6JG

LOCATION - BS1 6JG

St Thomas Court is located off Redcliff Street within Bristol's core commercial business district. The property is situated on the quiet cobbled side street of St Thomas Lane opposite the Bristol County Court.

Temple Meads railway station and Cabot Circus and 5 and 10 minutes walk away respectively.

Description

The 2nd floor has been fully fitted to provide high quality modern offices ready for immediate occupation.

The offices benefit from the following:

- 40 x desks, 1 x 8 person glazed meeting room, large breakout spaces, auditorium seating, kitchenette with white goods.
- VRF air conditioning and LED strip lighting.
- 8 persons lift providing DDA compliant access.
- Secure cycle storage and shower provisions.

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)
2nd Floor	2,850 sq ft	264 sq m

Tenure

The office is available via new effectively fully repairing and insuring lease by way of service charge.

Consideration, will be given to the sale of the LLH interest for 999 years from July 2003.

Quoting Rent, Sale Price & Service Charge

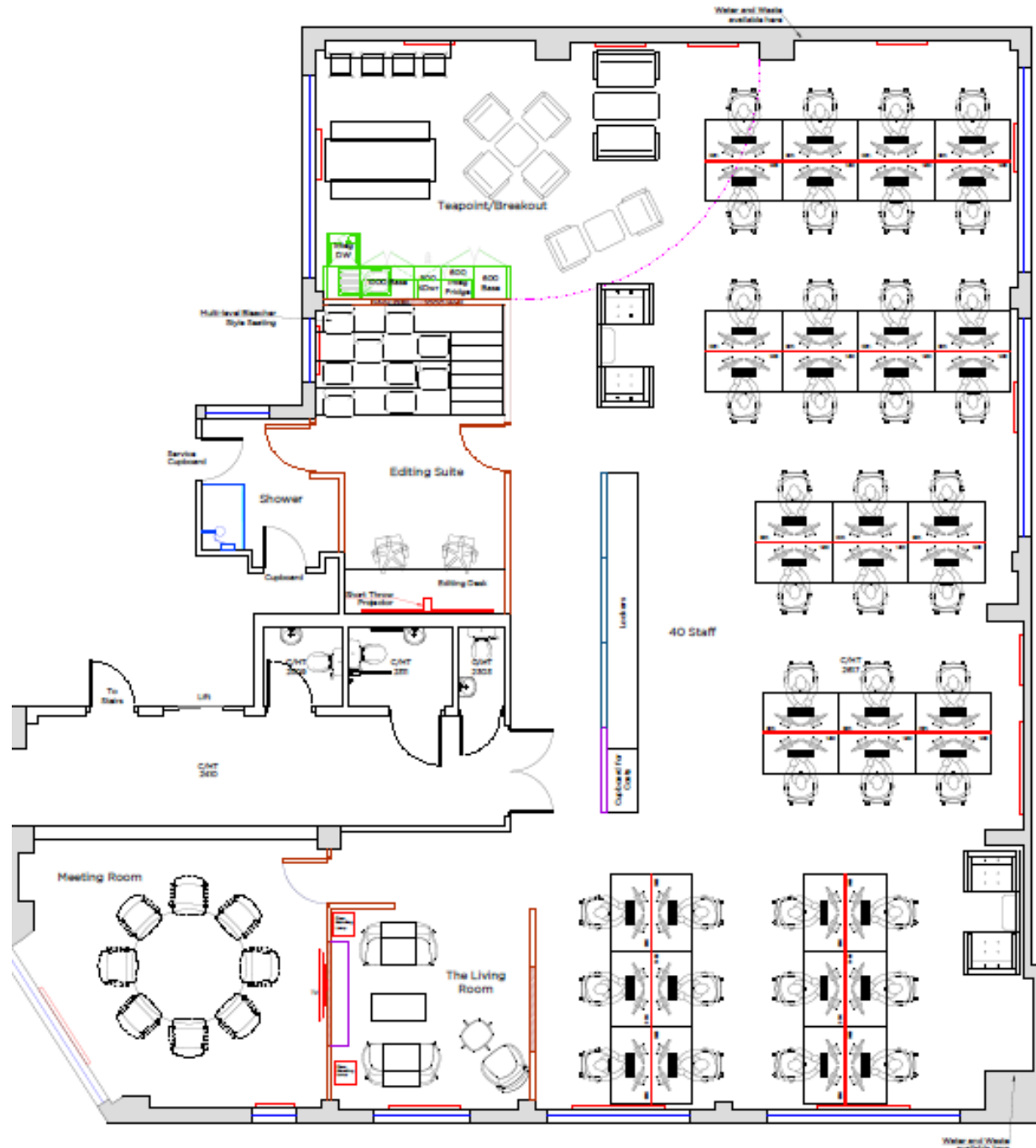
Upon Application to the joint sole agents,



St Thomas Court, Thomas Lane, Bristol BS1 6JG



Example Layout Plan



St Thomas Court, Thomas Lane, Bristol BS1 6JG

Business Rates

Rateable Value : £50,000

Rates Payable: £24,950 per annum (£8.75 psf).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

Use

Use Class E commercial (formerly B1 Offices).

EPC

C72

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

CONTACT

For further information please contact:

Sam Williams

sam.j.williams@savills.com

0117 910 0310 / 07811 762 491

Harry Allen

hralen@savills.com

0117 910 2356

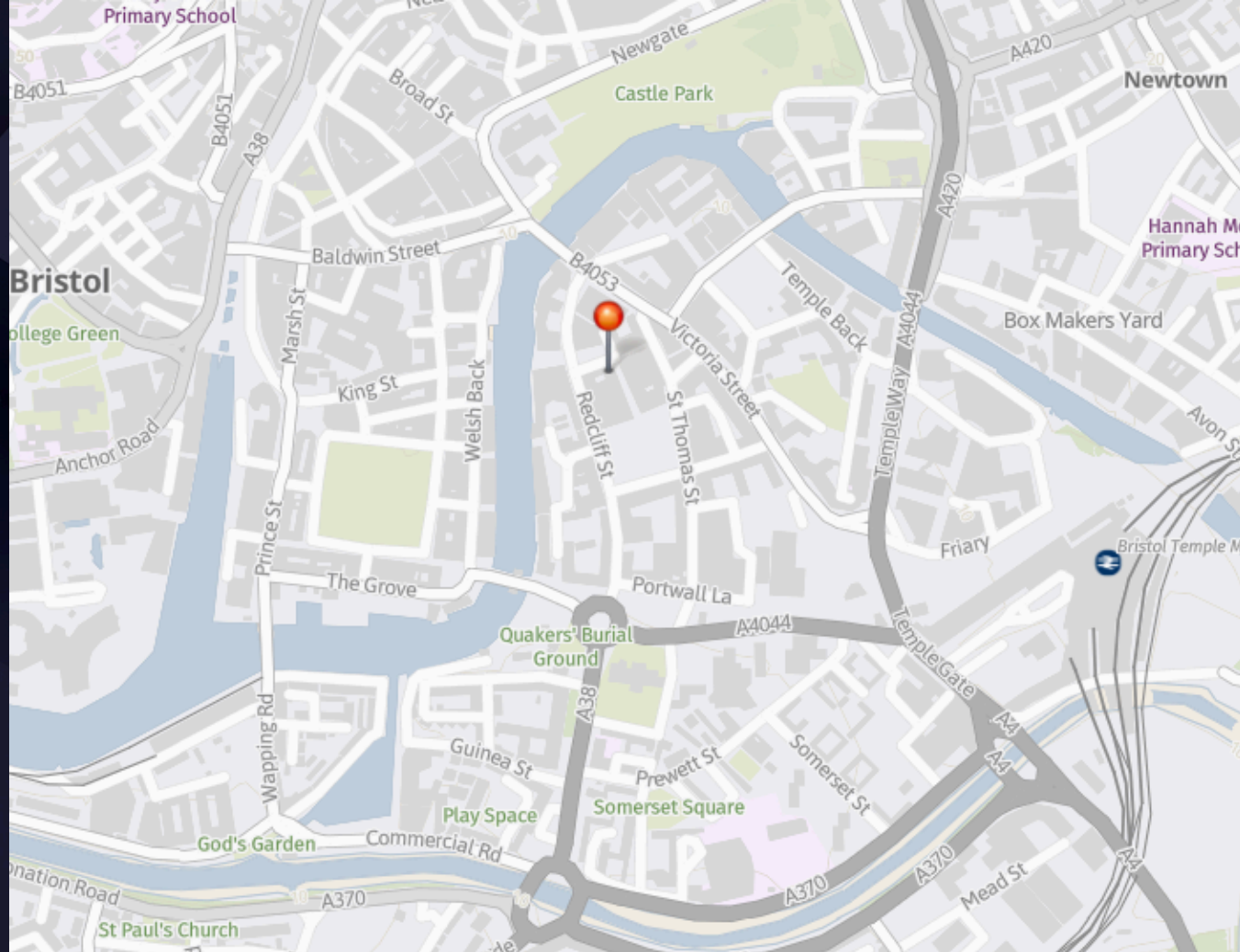
or contact our joint agent Csquared

Seonaid Butler

Seonaid.Butler@cs-re.co.uk

07885 250 476

savills



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 19.09.2025