



19A St. Mary Street

Thornbury, Bristol, BS35 2AB

**Characterful office
accommodation nestled in
great central Thornbury
location**

290 to 1,030 sq ft
(26.94 to 95.69 sq m)

- Self-contained office accommodation
- Character property with exposed beams
- Available until mid-2029
- Kitchen on each floor
- LED lighting
- Qualifies for small business rates relief

Summary

Available Size	290 to 1,030 sq ft
Rent	£9.70 per sq ft
Rates Payable	£4.80 per sq ft
Rateable Value	£9,900
Service Charge	TBC
Car Parking	N/A
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
BER Rating	C (82)

Description

19a St Mary St comprises office accommodation across the first and second floors. The first floor offers a large open plan office with a separate kitchen and exposed timber beams throughout. The second floor is accessed via an additional staircase and contains a small kitchenette which was recently installed.

Both floors are carpeted with pitched, exposed, painted timber beams. Both suites contain wall mounted radiators, perimeter trunking and LED strip lighting. There are two WCs in the first floor lobby.

Location

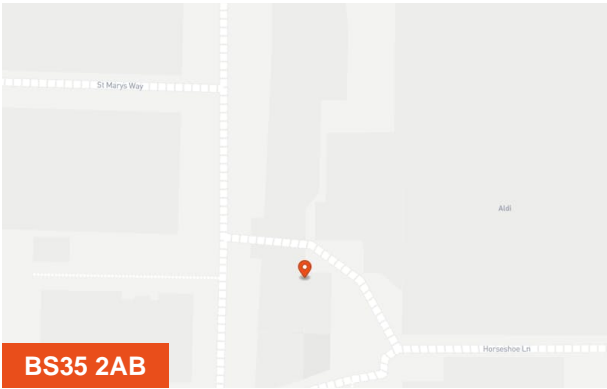
Thornbury is located about 12 miles north of Bristol, with easy access via the M5 motorway. Its location offers a quiet environment, while still being close to the city's amenities, making it an ideal choice for businesses.

19a St Mary St has a private entrance which is accessed via a pedestrian walkway at ground floor level, situated between St Mary Street and Rock Street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	740	68.75	Available
2nd	290	26.94	Available
Total	1,030	95.69	



Viewing & Further Information

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

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

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