



## 29 St Augustines Parade

Bristol, BS1 4UL

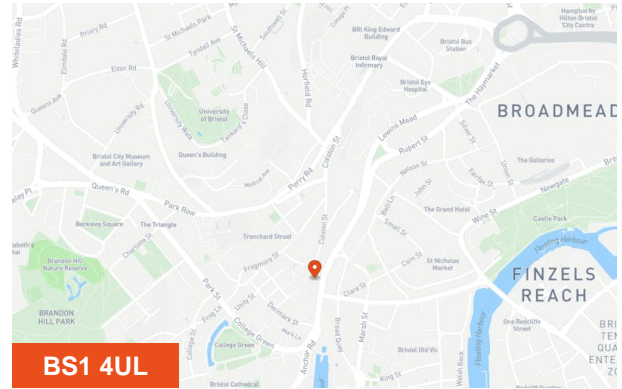
**Office accommodation  
within a Grade II listed  
property in prime Central  
Bristol location, refurbished  
to a high standard.**

**2,084 to 6,424 sq ft**  
(193.61 to 596.81 sq m)

- Range of open plan and modular offices
- Kitchen and Breakout Space on each floor
- Meeting rooms
- WC and shower facilities
- Can offer fitted options

## Summary

<b>Available Size</b>	2,084 to 6,424 sq ft
<b>Rates Payable</b>	£3.71 per sq ft 2023 - Present
<b>Rateable Value</b>	£15,500
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (54)



## Description

29 St Augustines Parade offers contemporary modern office accommodation in a prominent city centre location. The offices provide occupiers with an open plan work area, private offices and large meeting rooms. The fully fitted offices also provide a high quality kitchen and break out area together with a dedicated shower facility on each floor.

## Location

St Augustines Parade occupies a vibrant position overlooking Colston Avenue and the waterfront in central Bristol. The location benefits from good transport links and is a short walk from the likes of St Nicholas' Market and Corn Street where there's a great choice of cafe's and restaurants.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	2,084	193.61	Available
2nd	2,195	203.92	Available
1st	2,145	199.28	Available
<b>Total</b>	<b>6,424</b>	<b>596.81</b>	



## Viewings

By appointment only.

## Terms

On application to the sole agents.

## Viewing & Further Information

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