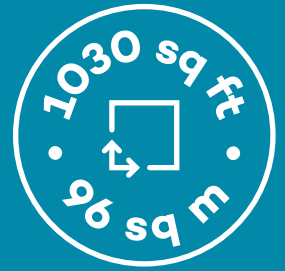


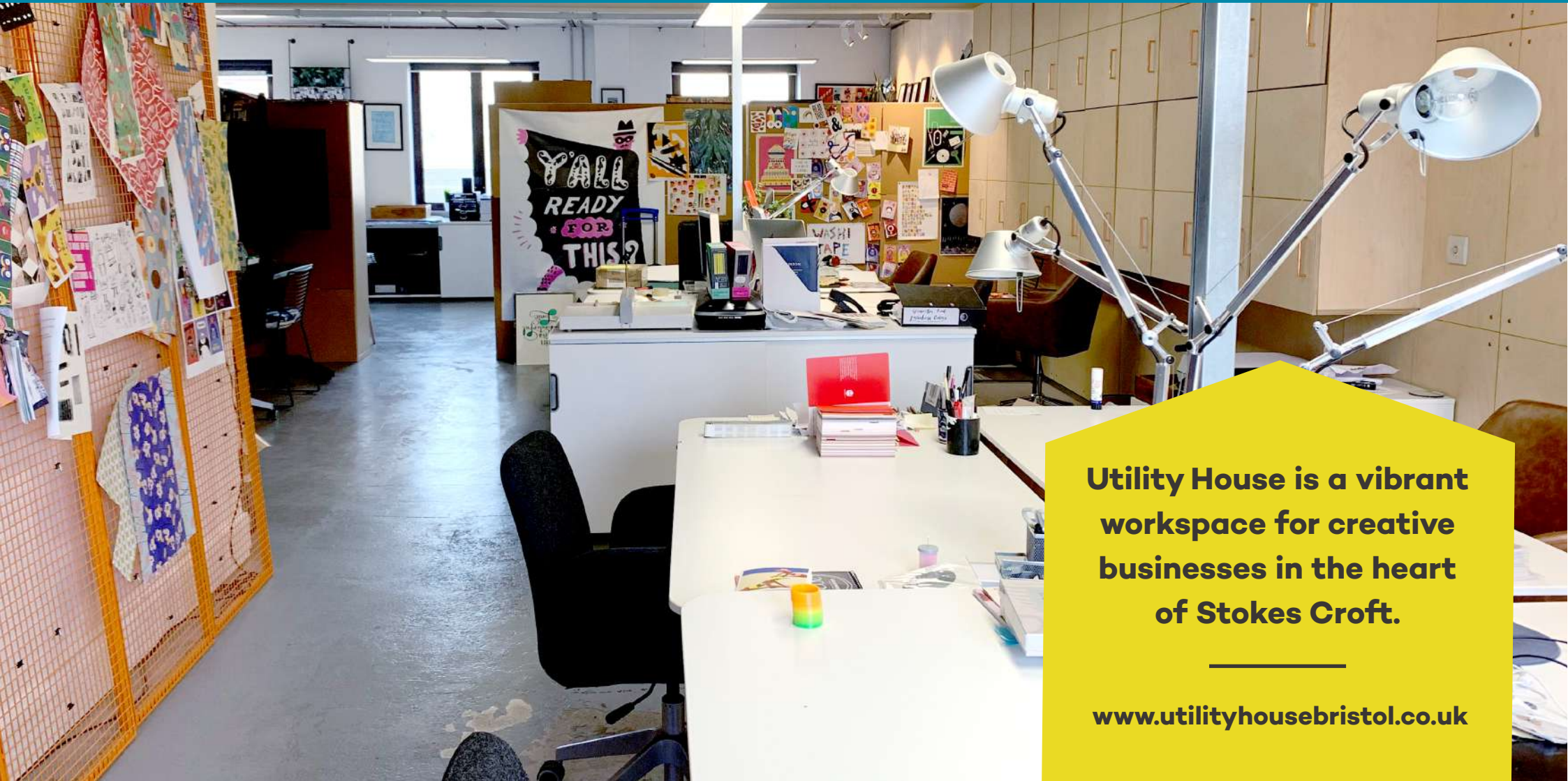


# UTILITY HOUSE

TO LET



Light, bright, open plan office in Stokes Croft, Bristol



**Utility House is a vibrant workspace for creative businesses in the heart of Stokes Croft.**

[www.utilityhousebristol.co.uk](http://www.utilityhousebristol.co.uk)

**Studio 4 is a large, light, open plan office with its own kitchen.**

**Situated on the 2nd floor, it is accessible by stairs and serviced by a lift.**

**The space is flexible, lending itself to subdividing into kitchen, break out and meeting spaces as well as a workspace large enough for between 8-16 desks.**

**One dedicated car parking space is included in the rent.**

**Included:**

**24-hour access**

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**Own secure front door**

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**Individual entry phone access**

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**Lift**

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**Private Kitchen**

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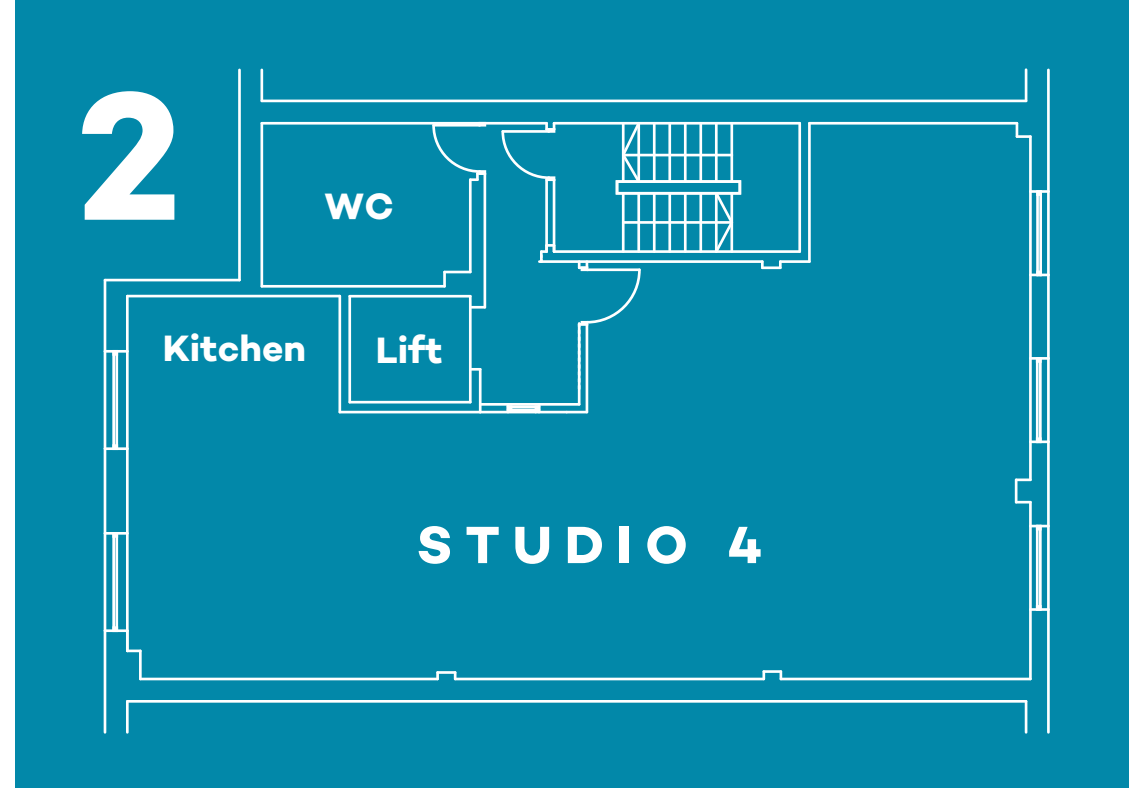
**Bookable meeting room on ground floor**

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**W/C on each floor (disabled on ground)**

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**Outside Bike Storage**





## LOCATION

Utility House is located on Upper York Street, between Stokes Croft and Wilder Street, part of a thriving community with a host of good cafes and restaurants nearby.

Centrally located and a three minutes stroll from Cabot Circus, it lies within walking distance of Temple Meads and the Bus Station and provides easy vehicle access to the M32.



## RENT AND SERVICE CHARGES

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The rent is £15 per square foot and the service charge is £6 per square foot.

The service charge includes electrics, light, heating, water, cleaning to communal areas etc.

The total cost per annum is £21,630 + VAT

The total cost per month is £1,802.50 + VAT

## VAT

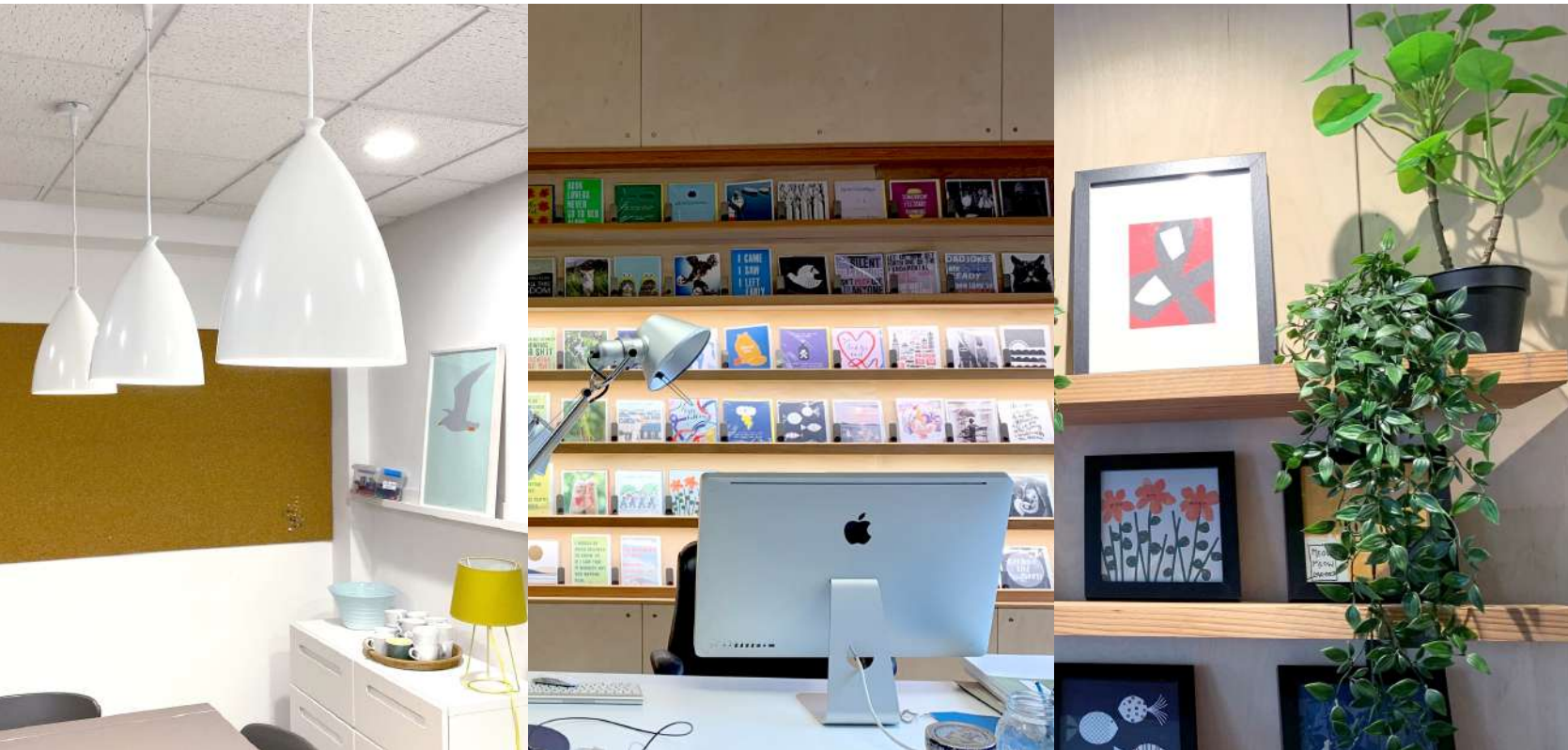
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All costs are excluding VAT.

## RATES

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Tenants are liable for their own rates and should contact Bristol City Council accordingly. The rateable value of the Studio 4 currently qualifies for Bristol City Council small business rate relief.



## FIND OUT MORE

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If you would like to find out more, or come and have a look around, drop us an email at:

[info@utilityhousebristol.co.uk](mailto:info@utilityhousebristol.co.uk)

or call Jane on 07973 409450.