

# 31 College Green, Bristol BS1 5TB

3 - 7 PERSON OFFICE - AVAILABLE IMMEDIATELY

614 sq ft (57 sq m) with kitchen, desks, meeting room and fibre.

FLEXIBLE LEASE  
TERMS AVAILABLE



## 31 College Green, Bristol BS1 5TB

### LOCATION - BS1 5TB

31 College Green is well located at the bottom of Park Street between Bristol Harbourside, Clifton, overlooking Bristol Cathedral & City Hall. The buildings central location benefits from a range of amenities on Park Street and the Harbourside.

Bristol Temple Meads is less than 20-minute walk and Metro Bus & Park and Rides stops a 2 minute walk.

Additionally, street parking is available on Park Street and Trenchard multi-storey car park is a short walkaway.

### Description

31 College Green provides high quality office accommodation, suitable for a 3 - 7 person office.

The 3rd floor benefits from the following:

- Open plan offices with separate meeting room / private office.
- Kitchen fitted with white goods and workstations.
- WIFI and broadband available.
- Front door fob entry system.
- Available immediately.

### Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)
3 <sup>rd</sup> Floor	614 sq ft	57 sq m

### Tenure

The office is available to let direct from the landlord for a term of years to be agreed.

Flexible terms are available.

### Quoting Rent & Service Charge

Upon Application to the sole agents.

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## 3<sup>rd</sup> Floor Plan





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### Business Rates

Rateable Value 2026: £7,500

Rates Payable 2026: £3,676 per annum (£5.98 per sq ft).

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

C66

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

Each party to bear their own legal costs.

## CONTACT

For further information please contact:

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