

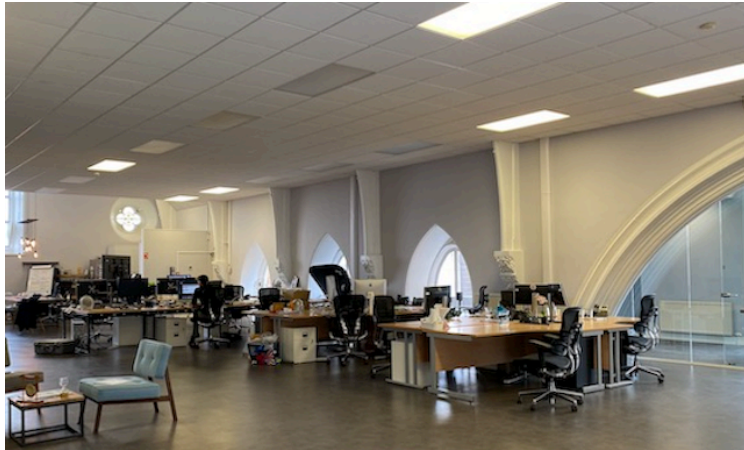


## **Colkin House, 16 Oakfield Road, Bristol BS8 2AP**

- Modern open plan OFFICE and STUDIO accommodation
- Converted chapel with period features
- Office Space – 3,515 sq ft
- Studio Space – 2,404 sq ft
- High profile and prominent
- Flexible lease terms
- Showers and cycle storage
- 3 Car Parking spaces
- Close to local amenities, bars and restaurants

**TO LET**  
Bristol

Colkin House, 16 Oakfield Road,  
Bristol BS8 2AP



## Description

Colkin House is situated on Oakfield Road in Clifton and lies within half a mile of Whiteladies Road, a main thoroughfare connecting the M5 and the city centre.

The building is ideally located to benefit from the numerous amenities on offer in Clifton, including the vast offering of shops, cafes, pubs and restaurants on Whiteladies Road, in Clifton Village and along the Triangle.

Colkin House comprises an impressive 3 storey former chapel that has been converted to offer modern open plan office accommodation with period features throughout.

## Specification

- Naturally ventilated office space
- Perimeter trunking
- Refurbished male and female WCs
- Suspended ceiling incorporating low glare lighting
- Shower and cycle storage on the lower ground floor
- Kitchenette and glazed meeting rooms throughout
- 3 Car parking spaces (1: 1,171 sq ft)
- Fully fitted offices with desking and collaboration areas (option)

## Availability

The premises are available by way of a new flexible lease.

## Legal Costs

Each party to bear their own legal costs.

## Accommodation

Floor	Details	Size Sq ft	Status
1 <sup>st</sup> Floor	Offices	3,515	Available
Lwr Grd Flr	Studio & Storage	2,404*	Available

\*of which 124 sq ft is of restricted height at 1.4m

## Lease Information & Charges

<b>Available From</b>	<b>Tenure</b>	<b>Rent</b>
Immediately	Leasehold	On Application
<b>Rateable Value</b>	<b>Service Charges</b>	
On application	On application	

## Energy Rating

TBA

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