



# St James House

## 7-11 Wilder Street

### Bristol

- Unique opportunity to acquire self contained office accommodation in Stokes Croft
- Available in current second hand condition for £15psf or as a pre-let refurbishment opportunity

# REFURBISHMENT OPPORTUNITY IN HEART OF STOKES CROFT

## OFFICES TO LET (32,731 SQ FT)

### LOCATION

St James House is located in Stokes Croft which identifies as Bristol's 'cultural and artistic hub'. The area has witnessed a lot of regeneration over the past 10 years and continues to undergo gentrification with a number of commercial and residential schemes in the pipeline. The area is home to a number of independent office and retail occupiers creating an exciting and diverse commercial location.

The property has great links to the A38 and Gloucester Road to the North and the M32 to the East. There is an abundance of local amenity including a number of artisan cafes and restaurants along Cheltenham Road as well as Cabot Circus and Broadmead which are a 5 minute walk from St James House.



### DESCRIPTION

The accommodation is provided over ground and two upper floors with a main entrance and reception off Moon Street.

There is a large central atrium which enables each of the floors to be split into two suites. Currently there is a canteen area within the ground floor atrium and a separate storage area. The ground floor has the ability to be opened up to create one large open plan office.

The accommodation is being offered in its current second hand condition or alternatively in a refurbished condition on a pre-let basis.

There are 27 car parking spaces in the secure basement car park which is accessed off Wilder Street.

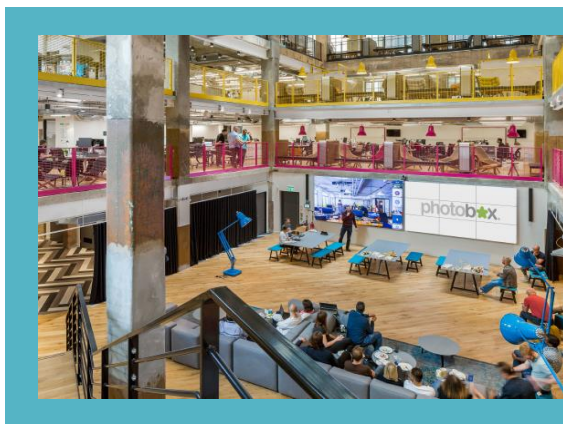
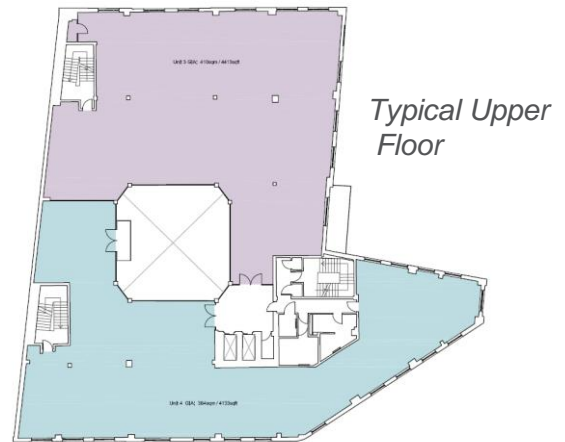
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### ACCOMMODATION

	Sq ft	Sq m
3 <sup>rd</sup> floor	7,625	708.4
2 <sup>nd</sup> floor	8,369	777.5
1 <sup>st</sup> floor	8,408	781.1
Ground floor offices	6,351	590.0
Ground floor reception / atrium	1,978	183.8
<b>Total</b>	<b>32,731</b>	<b>3,040.8</b>



### Indicative Images of potential scheme



### TERMS

The offices are available as a whole. Consideration will be given to floor by floor lettings.

**For further information please contact:**

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### COSTS

Available on application.