



# MAGGS & ALLEN

GROUND & FIRST FLOOR 4 YORK  
COURT  
UPPER YORK STREET, BRISTOL, BS2 8QF

**£26,300 Per Annum**

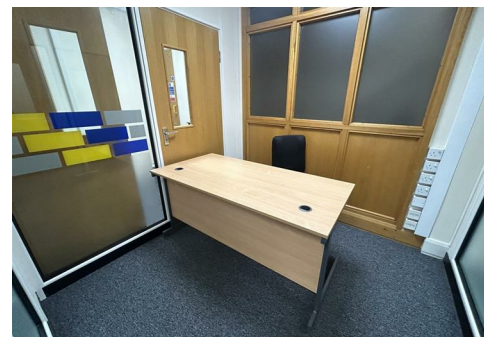
- Ground & first floor offices
- Approximately 2,260 sq ft
- Close to city centre
- New lease available



Commercial & Investment  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

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





**DESCRIPTION**

Bright and modern ground & first floor offices of approximately 2,260 sq ft arranged as main open plan office space with adjoining office suites and kitchenette. Benefits include gas central heating, suspended ceilings and intercom entry.

**LOCATION**

Situated in Stokes Croft within close proximity to the '5102' building on St James' Barton roundabout as well as Portland Square and Cabot Circus.

**LEASE DETAILS**

The offices are available to let on an effectively new full repairing & insuring basis, subject to a service charge.

Each party to incur their own legal costs.

**BUSINESS RATES**

The rateable value for the ground floor with effect from May 2024 is £10,250.

The rateable value for the first floor with effect from May 2024 is £11,250.

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

EPC rating: TBC.

**FLOOR PLAN**

The floor plan is provided for indicative purposes only and should not be relied upon.

**VAT**

We understand that the property is elected for VAT.

**VIEWINGS**

By appointment.

**TENANT APPLICATION FEE**

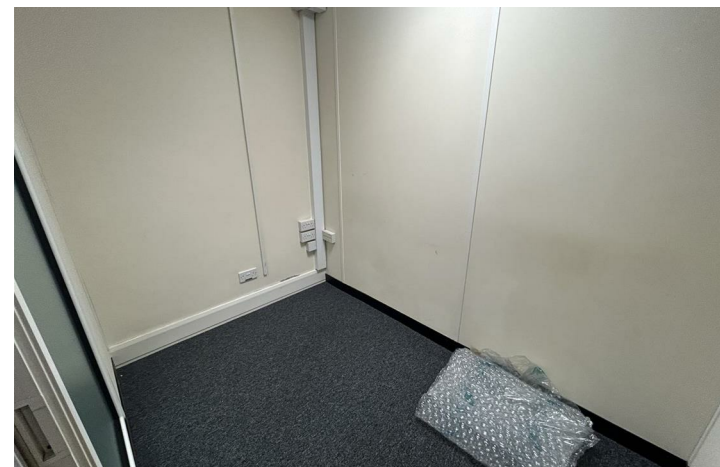
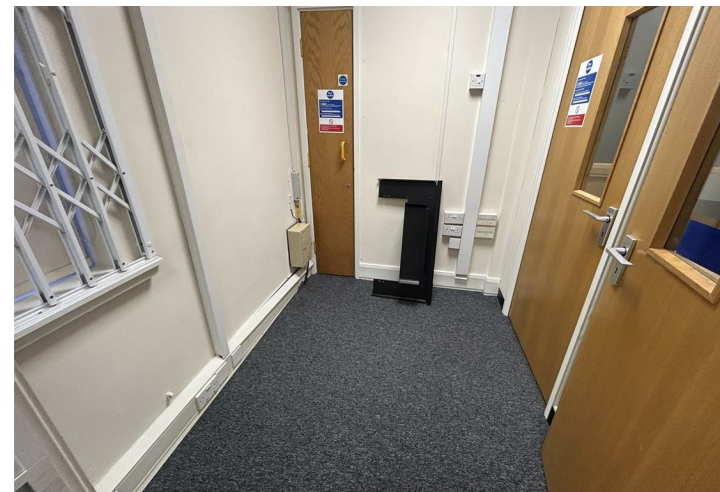
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

**CONTROL OF ASBESTOS REGULATIONS**

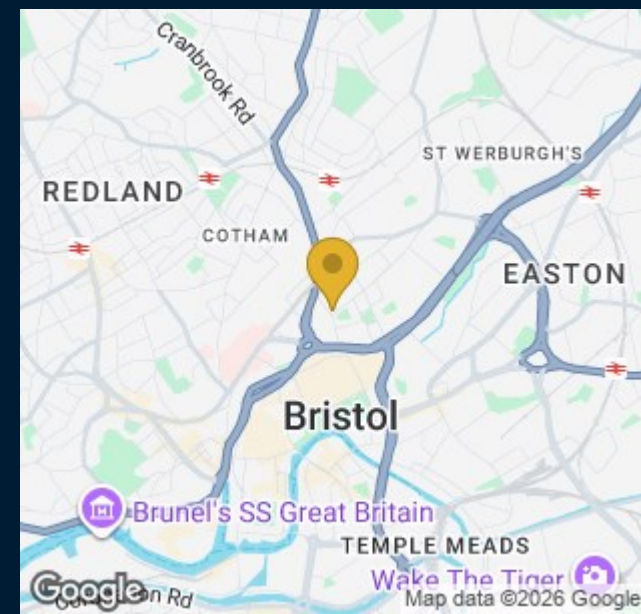
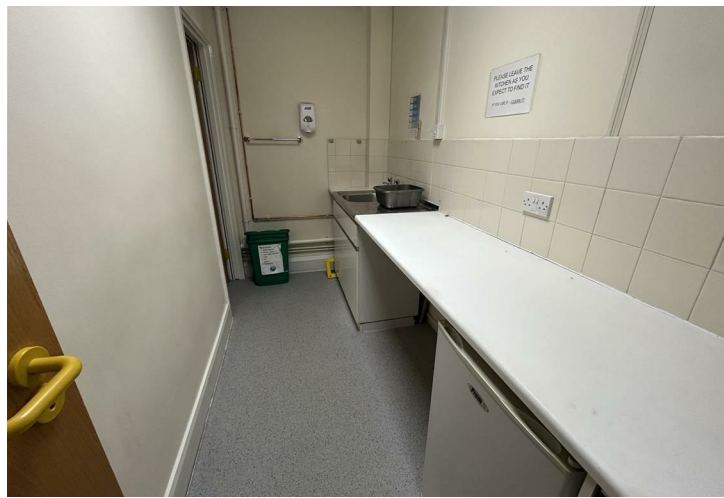
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

**CODE FOR LEASING BUSINESS PREMISES**

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.



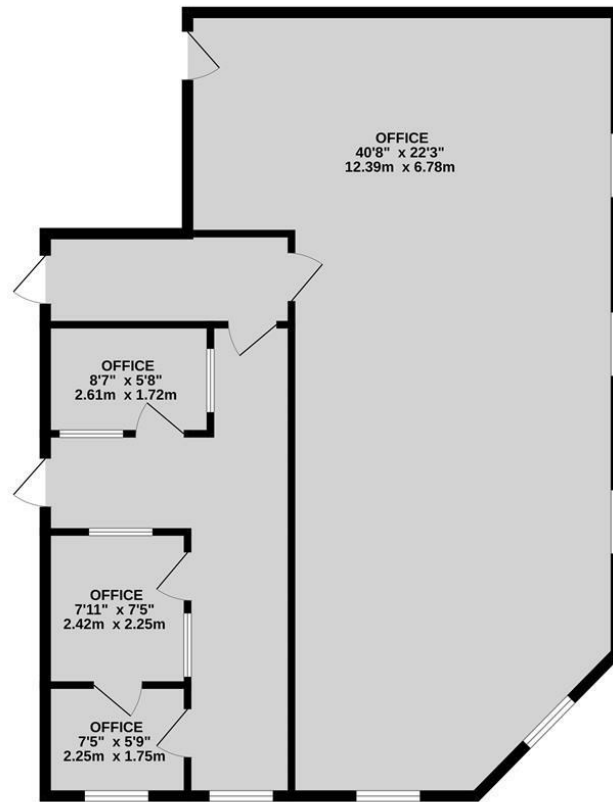




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



GROUND FLOOR  
1093 sq.ft. (101.5 sq.m.) approx.

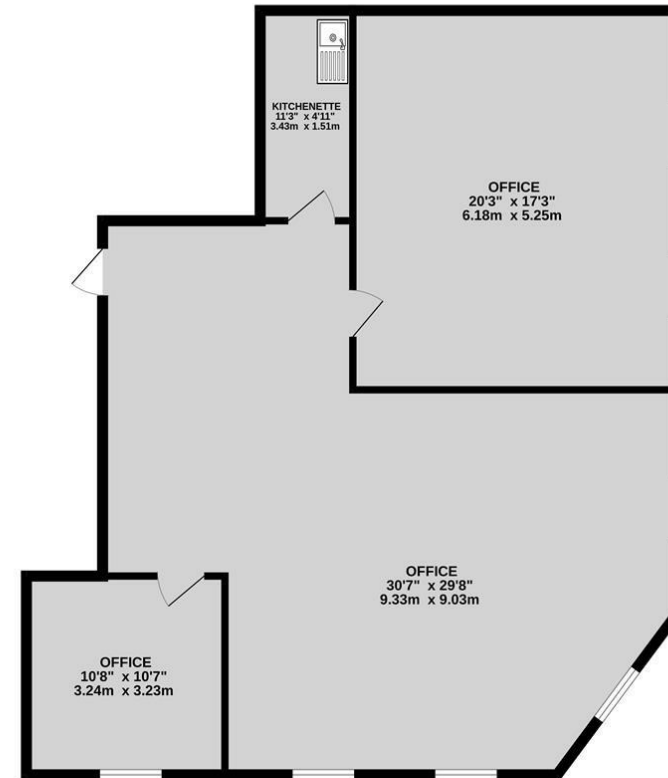


TOTAL FLOOR AREA : 1093 sq.ft. (101.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FIRST FLOOR  
1173 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

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