

# ATTRACTIVE CLIFTON VILLAGE OFFICE—TO LET

Waterloo House, Waterloo Street, Clifton, Bristol, BS8 4BT



- Suites from approx. 810 sq ft—1,079—1,934 sq ft (75—100—179.6 sq m), or alternatively the whole building is available to lease
- New lease available with a fixed service charge
- Prime Clifton Village location / BS8 postcode
- Potential for 100% relief on business rates



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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## LOCATION

The property is situated within an established location at the corner of Portland Street and Waterloo Street in the heart of Clifton Village being located in very close proximity to a wealth of independent retailers, restaurants, cafes and bars. Clifton is one of Bristol's most popular office locations, offering ease of access to the city centre, yet retaining a pleasant working environment.

## DESCRIPTION

The property comprises an attractive self contained office providing accommodation over ground, first and second floors. The ground floor has the benefit of two meeting rooms with glazed frontages with the first and second floors offer open plan space, with separate meeting room facilities, male and female WC's and fitted kitchenettes.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground:	24.97 sq m	(269 sq ft)
1st:	75.27 sq m	(810 sq ft)
2nd:	79.39 sq m	(855 sq ft)
<b>Total:</b>	<b>179.61 sq m</b>	<b>(1,934 sq ft)</b> (plus basement store) of 154 sq ft

**NB: The property is available to rent as a whole, or on a floor by floor basis.**

## TERMS

The property is available to rent by way of a new full repairing and insuring lease(s) for a term of years to be agreed.

There is also a fixed service charge payable of £3.75 per sq ft pax (linked to annual RPI increases), in respect of external maintenance and decorations, fire alarm annual maintenance, together with building insurance and therefore gives the tenant comfort in the knowledge that they will not be faced with any unknown external / structural repairing and decorating liabilities during the lease term.

## RENT

£22.00 per sq ft pax.

## EPC

The property has an Energy Performance Rating of E (105).

## VAT

The property is not elected for VAT.

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designations:

	Gr flr (right & basement)	GF (left)	1st	2nd
<b>Rateable Value:</b>	£1,975	£2,800	£11,750	£9,000
<b>Rates Payable</b>	£985.52	£1,397.20	£5,863.25	£4,491
<b>(2024/2025):</b>				

*From 1<sup>st</sup> April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.*

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Finola Ingham FRICS  
**Tel:** 0117 934 9977  
**Email:** [Finola@burstoncook.co.uk](mailto:Finola@burstoncook.co.uk)

## SUBJECT TO CONTRACT

Updated December 2024

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