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OFFICE TO LET

GROVE HOUSE, PEMBROKE GROVE, CLIFTON, BRISTOL, BS8 3DA



- **SELF CONTAINED OFFICE OF APPROXIMATELY 2,793 SQ FT (259 SQ M)**
- **USE CLASS E – THEREFORE SUITABLE FOR A WIDE RANGE OF USES**
- **FLEXIBLE LEASE TERMS AVAILABLE**
- **PROVIDING A MIX OF OPEN PLAN AND CELLULAR ACCOMMODATION OVER TWO FLOORS**
- **FINISHED TO A CONTEMPORARY STANDARD**

SUBJECT TO CONTRACT

LOCATION

Clifton is a popular residential and business area located approximately one mile to the north of Bristol city centre. The building is within easy walking distance of an excellent range of shops and restaurants located on Whiteladies Road, The Triangle and Clifton Village.

DESCRIPTION

The property provides office accommodation over ground and first floor with the ground floor being made up of a mix more cellular office space, with the first floor providing a large open plan working area and server room. The property has been refurbished to a contemporary standard and includes a kitchen / break out area, WC's, disabled WC, and shower facility.

ACCOMMODATION

From our on site measurements, the property has an approximate net internal floor area of 2,793 sq ft (259 sq m).

TENURE

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

RENT

On application.

PLANNING

Use Class E - therefore suiting various commercial uses.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the property has the following designation:-

Rateable Value:	£32,500
Rates Payable (2020 / 2021):	£16,217.50

ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9545-3009-0026-0000-6395>

VAT

We understand that the building is elected for VAT.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Finola Ingham MRICS

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Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

APRIL 2021