

# PROMINENT CLIFTON OFFICE TO LET

87 Whiteladies Road, Bristol, BS8 2NT



- An attractive Georgian office building located fronting on to the popular Whiteladies Road
- Recently refurbished
- Only one suite left of 495 sq ft (45.9 sq m)
- On site car parking
- Light and airy space with excellent floor to ceiling height



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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0117 934 9977



## LOCATION

Whiteladies Road is a prestigious and popular office location within the exclusive Bristol suburb of Clifton. The building occupies a highly prominent location on the eastern side of Whiteladies Road and is only a short walk from Clifton Down railway station. The sustainable location offers excellent and frequent bus services to the city centre, train stations and residential areas.

The property is located in close proximity to the BBC and the main campus of the University of Bristol. Together with the Whiteladies Road and the Queens Road area, there is a strong focus on retail and leisure activities in this part of the city. Nearby occupiers include M&S food, Waitrose, Boots, Sainsburys and a range of other well know national and regional occupiers, together with local independents. The area is home to a wide variety of restaurants which provide an excellent range of amenities for staff.

## DESCRIPTION

Fronting onto Whiteladies Road, the available space is located at hall floor level and has good natural light and high ceilings. The suite has recently been refurbished with new carpets and decorations and also benefits from WC and kitchenette facilities.

## ACCOMMODATION

In accordance with RICS Code of Measurement, the premises has the following approximate net internal floor areas:

Ground Floor: 495 sq ft (45.9 sq m)

## CAR PARKING

There is car parking available to the rear of the property .

## TENURE

The property is available to rent by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

## RENT

£9,000 per annum exclusive

The car parking is charged at an additional rent.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

To be reassessed.

## VAT

We have been advised that the property is elected for VAT.

## EPC

The property has an energy performance rating of E (122).

## 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 MRICS or Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

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## SUBJECT TO CONTRACT

Updated June 2023

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