

SELF CONTAINED OFFICE SUITE TO LET

The Garden Suite, 23 Westfield Park, Redland, Bristol, BS6 6LT



- Approximately 1,110 sq ft (103.1 sq m)
- 6 on site car parking spaces
- Quoting rent of £31,500 pax
- Good access onto Whiteladies Road
- New lease available



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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COOK**
0117 934 9977

LOCATION

23 Westfield Park offers a very attractive location, in a superb period building situated just off Whiteladies Road and therefore, offering an excellent range of retail, banking, restaurant, cafe and other amenities within a short walking distance. Clifton is one of Bristol's most popular office locations offering ease of access to Bristol city centre which is situated 1 mile to the south and the motorway network which is accessed via Cribbs Causeway to the north.

DESCRIPTION

The garden suite provides a self contained office within an attractive and well maintained period office building. The office benefits from its own entrance lobby, four good sized offices, a kitchenette, WC's and additional storage space and is due to be refurbished shortly to include new carpets, decorations and LED lighting.

In addition to this, there are 6 onsite car parking spaces and the suite benefits from easy access as there are no steps leading to the entrance.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, (6th Edition) the property has a approximate net internal floor area of 1,110 sq ft (103.1 sq m).

CAR PARKING

6 onsite car parking spaces are included in the rental.

TERMS

The suite is available to lease 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 at a rent of £31,500 per annum exclusive.

BUSINESS RATES

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

Rateable Value:	£16,500
Rates Payable (2023 / 2024):	£8,233.50

Interested parties are advised to verify the above information themselves.

VAT

We understand that VAT will be payable on all prices.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

ENERGY PERFORMANCE CERTIFICATE

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK (find-energy-certificate.service.gov.uk)

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham MRICS
Tel: 0117 934 9977
Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

October 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

