

CONTEMPORARY OPEN PLAN OFFICE TO LET

Second floor office, Bramford House, 23 Westfield Park, Redland, Bristol, BS6 6LT



- Open plan office behind a period façade
- Approximately 1,653 sq ft (153.5 sq m)
- Four on-site car parking spaces
- Excellent location being just off Whiteladies Road
- Use class E—therefore suitable for a wide range of different uses



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

The available space is located at 23 Westfield Park which is 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 office is located on the second floor and provides contemporary, open plan space with a separate useful board room. Whilst externally the building has a period façade, internally the office is open plan in nature with vaulted ceilings, Velux windows and exposed beams and provides a light and bright working environment. The office suite is fitted with grey carpet flooring, suspended LED lighting, decorations, WC facilities and kitchenette.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 1,653 Sq Ft (153.5 Sq M).

CAR PARKING

There are 4 spaces allocated to the premises.

TERM

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

RENT

Rent on application.

PLANNING

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

BUSINESS RATES

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

Rateable Value:	£22,500
Rates Payable (2023/2024):	£11,227.50

VAT

We have been advised that the property is elected for VAT and therefore VAT will be payable on all prices.

EPC

Rating - C (72)

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

December 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.

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 guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.

