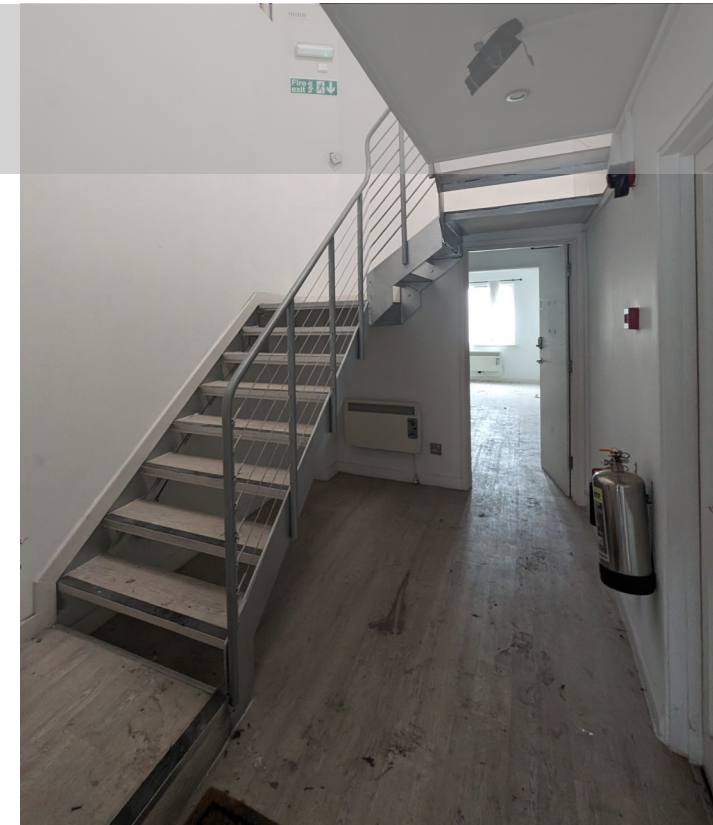


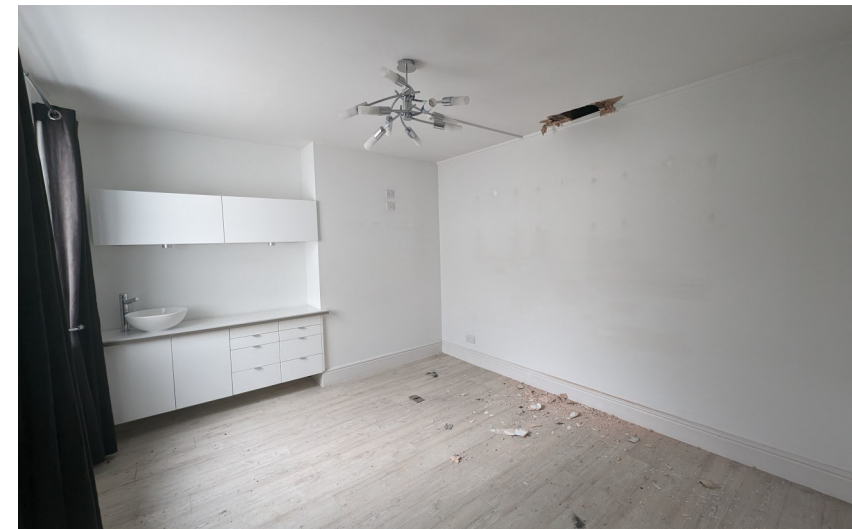
# PROMINENT OFFICE BUILDING TO LET

20 Whiteladies Road, Clifton, Bristol, BS8 2LG

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- A prominent office building located on the popular Whiteladies Road
- Suitable as offices / medical and a range of other commercial / employment uses
- New flexible leases available
- Available as a whole or consideration will also be given to a potential split of the building
- Approximately 1,860 sq ft 172.80 sq m) - sub division considered



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**  
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## LOCATION

Whiteladies Road is a prestigious and popular office location within the suburb of Clifton. The building occupies a prominent location only a short walk from Clifton Down railway station and shopping centre. The 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. There are a wide range of amenities available within close walking distance to include M&S food, Waitrose, Boots, Sainsburys, in addition to a variety of restaurants and cafes.

## DESCRIPTION

The property comprises a three storey building to be fitted to a very high standard to suit an occupiers needs.

The property is due to be redecorated throughout to provide modern, attractive accommodation.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,860 sq ft (172.80 sq m).

## TENURE

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

Consideration will also be given to a potential split of the building.

## RENT

Competitive rent—terms on application.

## PLANNING

Use Class E – therefore suitable for a wide range of uses including office, medical, leisure etc—N.B all commercial / employment uses considered.

## VAT

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

## EPC

The property has an energy performance rating of D (90).

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £22,250 from 1st April 2023 (the estimated rates payable being £11,102.75 pax).

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

## 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:** Vicki Grimshaw BSc (Hons)

**Tel:** 0117 934 9977

**Email:** Vicki@burstoncook.co.uk

## SUBJECT TO CONTRACT

March 2024

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

