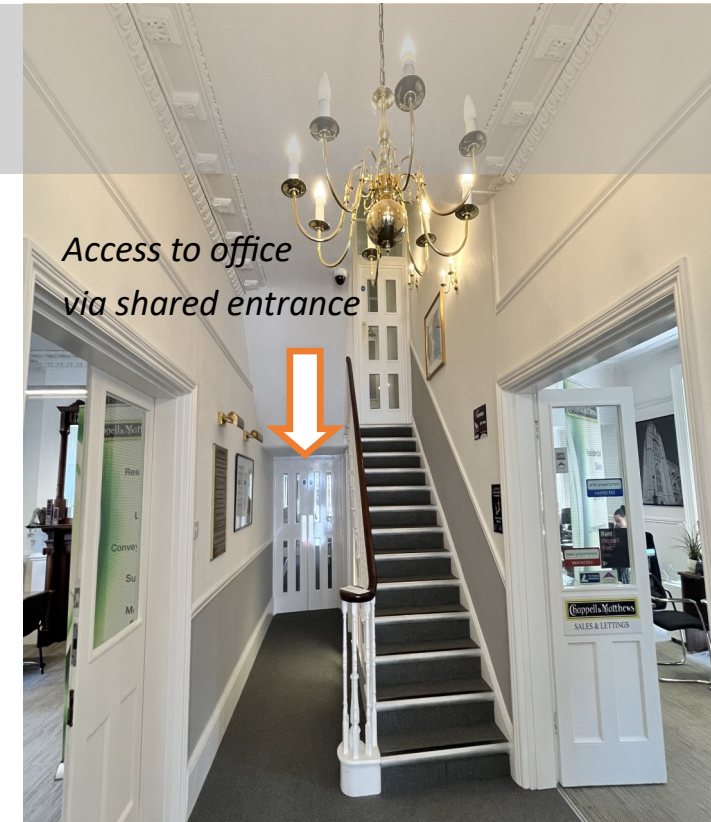


OFFICE TO LEASE ON WHITELADIES ROAD

Ground Floor (Rear), 151 Whiteladies Road, Clifton, BS8 2RD



- A ground floor suite located in this landmark building fronting onto Whiteladies Road
- 1 car parking space
- Approximately 442 sq ft (41.08 sq m)
- Flexible lease available
- Use Class E— suitable for a wide range of 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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is prominently located within a landmark building fronting onto Whiteladies Road, close to the junctions of Redland Park and Westfield Park. Clifton is a vibrant part of Bristol known for its elegant architecture and picturesque surroundings. Whiteladies Road is home to many independent and national shops, bars, restaurants, coffee shops and other amenities and the area is well connected with public transport, making it an attractive and accessible part of the city to both work and live in.

DESCRIPTION

The premises is located on the ground floor and provides two light and bright, interconnecting rooms with modern office lighting. There is a shared kitchenette and WC facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 442.2 sq ft (41.08 sq m).

TENURE

The suite is available by way of a new sub lease for a term up until November 2027.

RENT

£11,000 per annum exclusive—this rent is inclusive of heating, electricity, business rates and building insurance.

CAR PARKING

1 car parking space is available by way of separate negotiation at an additional rent of £1,750 per annum exclusive.

PLANNING

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

VAT

We have been advised that the property is not elected for VAT.

EPC

The property has an Energy Performance rating of D (100).

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 FRICS
Tel: 0117 934 9977
Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

June 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.

