

CONTEMPORARY OFFICE TO LET

Hall Floor, 141 Whiteladies Road, Clifton, Bristol, BS8 2QB



- Contemporary office suite
- Approximately 1,020 sq ft (94.7 sq m)
- 2 on site car parking spaces
- Prominent Whiteladies Road location
- New lease available
- Shower and kitchenette facilities



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

141 Whiteladies Road occupies a prominent location fronting onto Whiteladies Road in an established and sought after office location. Clifton remains one of Bristol's most popular office areas due to its excellent working environment, close proximity to numerous retail and leisure amenities and on street car parking facilities.

DESCRIPTION

The premises comprise an attractive fully self-contained office suite, which has recently been refurbished to provide high quality office accommodation with onsite car parking.

The available suite is situated at hall floor level and provides office accommodation with a kitchenette, WC facilities and shower. Finishes throughout include LED lighting, carpet floor coverings, gas central heating, perimeter power points and new contemporary decorations.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the office suite has an approximate net internal floor area: of 1,020 sq ft (94.7 sq m).

CAR PARKING

2 onsite car spaces are available by separate negotiation.

TENURE

The suite is offered to let by way of a new effectively full repairing and insuring lease by way of a service charge, for a term to be agreed.

RENT

£23.50 psf pax plus parking at £1,750 per space per annum.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value:	£12,500
Rates Payable (2023/2024):	£6,237.50

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 and to verify if they would also benefit from small business rates relief.

EPC

The property has an Energy Performance rating of B (48).

VAT

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

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

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SUBJECT TO CONTRACT

July 2024



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