

STUDIO OFFICE ON WHITELADIES ROAD

1st Floor, 81 Whiteladies Road, Clifton, Bristol, BS8 2NT



- Attractive studio office
- Directly located on Whiteladies Road
- Approximate NIA—600 sq ft (55.74 sq m)
- New lease available
- Light and airy office accommodation



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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0117 934 9977

LOCATION

Whiteladies Road is a prestigious and popular office location within the exclusive Bristol suburb of Clifton. The building occupies a highly prominent location on the eastern side of Whiteladies Road and is only a short walk from Clifton Down railway station. The sustainable 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. Together with the Whiteladies Road and the Queens Road area, there is a strong focus on retail and leisure activities in this part of the city. Nearby occupiers include M&S food, Waitrose, Boots, Sainsburys and a range of other well know national and regional occupiers, together with local independents. The area is home to a wide variety of restaurants which provide an excellent range of amenities for staff.

DESCRIPTION

The office suite is located on the first floor and is arranged as two rooms to the front and rear of the property with its own separate kitchenette facilities. There are also shared WC facilities. The office is due to be refurbished to include new decorations and lighting.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the premises has an approximate net internal floor area of 600 sq ft (55.7 4sq m)

TENURE

The property is available to rent 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.

RENT

£12,500 per annum exclusive.

PLANNING

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

PARKING

There is metered on street parking, or alternatively a tenant may be able to apply for business parking permits, or apply for permits at the nearby Clifton Down Shopping Centre.

[Clifton East residents' parking scheme \(bristol.gov.uk\)](http://bristol.gov.uk)

[Parking - Clifton Shopping | Clifton Down Shopping Centre \(cliffondownsc.com\)](http://cliffondownsc.com)

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BUSINESS RATES

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

Rateable Value: £7,800
Rates Payable (2024/2025): £3,892.20

Interested parties are advised to verify this information with the VOA and they may also be eligible for small business rates relief or up to 100% rates relief and the rateable value falls below the threshold.

EPC

Rating E (110)

VAT

The property is elected for VAT and therefore Vat will be payable on all prices.

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: Georgia Warfield / Finola Ingham FRICS

Tel: 0117 934 9977

Email: Georgia@burstoncook.co.uk / Finola@burstoncook.co.uk

SUBJECT TO CONTRACT

July 2024

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.



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