

SUPERB SELF CONTAINED OFFICE TO LET

38 Whiteladies Road, Clifton, Bristol, BS8 2LG



- Superb, self contained period building
- Approximately 2,035 sq ft (189 sq m)
- On site car parking to the rear
- Refurbished to a contemporary and modern standard
- Shower and fitted kitchenette already in situ



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
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 western 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 BBC and the main campus of the University of Bristol. Together with 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, Sainsbury's and a range of other well known national and regional occupiers. The area is also home to a wide variety of restaurants which provide an excellent range of amenities for staff.

DESCRIPTION

Fronting onto Whiteladies Road, this self-contained building is arranged over lower ground, ground and two upper floor levels. The property has good natural light on all floors with large windows to both the front and rear of the property. There is also the ability to park approximately 3 vehicles (or more dependant on vehicle size) to the rear of the property and bike hoops.

The accommodation has retained many period features and unusually benefits from a large open plan room on the ground floor. The property provides contemporary LED lighting, decorations and carpet flooring, together with shower, WC facilities and disabled WC.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has the following approximate net internal floor areas:-

Lower Ground Floor	479 Sq Ft	44.51 Sq M
Ground Floor	576 Sq Ft	53.58 Sq M
First Floor	523 Sq Ft	48.57 Sq M
Second Floor	457 Sq Ft	42.47 Sq M
Total	2,035 SqFt	189.13 Sq M

CAR PARKING

To the rear of the property is parking for 3 plus cars (dependant on size of vehical / double parking).

TERMS

The property is available by way of an assignment or a sub lease, or alternatively a new full repairing and insuring lease direct with the Landlord may be available – further details are available upon request.

RENT

Rent on application.

PLANNING

Use Class E.

BUSINESS RATES

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

Rateable Value:	£26,750
Rates Payable (2024 / 2005)	£12,759.75

ENERGY PERFORMANCE CERTIFICATE

Rating D (95).

VAT

We understand that the property is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.





VIEWING AND FURTHER INFORMATION

For further information or for an appointment to view, contact the joint agents: -

Burston Cook

FAO: Finola Ingham FRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

Savills

FAO: Harry Allen MRICS

Tel: 0117 910 2356

Email: HRAllen@savills.com

SUBJECT TO CONTRACT

SEPTEMBER 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.

