

# ATTRACTIVE OFFICE SUITE ON WHITELADIES ROAD

Ground floor, 8-10 Whiteladies road, Clifton, Bristol, BS8 1PD



- A light and airy suite of offices
- 4 on site car parking spaces
- Large open plan rooms with dedicated kitchenette
- Approximately 1,475 sq ft (137.04 sq m)
- Close to many local amenities and shops
- Available



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](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

Whiteladies Road is a prestigious and popular office location in the exclusive Bristol suburb of Clifton. The property is positioned in a highly prominent and visible location on the western side of Whiteladies Road close to its junction with Queens Road.

The property is located in close proximity to the main campus of the university of Bristol together with the Queens Road area which provides a focus on retail and leisure activities. Nearby occupiers include Waitrose, Sainsburys, Boots, Anytime Fitness, Wagamamas together with many local and independent retailers and coffee shops.

## DESCRIPTION

The available space is located at ground floor level and comprises a number of large interconnected rooms together with dedicated kitchenette. The premises benefits from carpet flooring, suspended ceiling with LED lighting and will be redecorated throughout. There is also perimeter trunking and gas central heating together with shared WC facilities.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,475 sq ft (137,04 sq m).

## TENURE

The suite 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

Upon application.

## CAR PARKING

Up to 4 additional car parking spaces are available to lease by way of an additional rental.

## BUSINESS RATES

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

|                            |            |
|----------------------------|------------|
| Rateable Value:            | £22,250    |
| Rates Payable (2024/2025): | £11,102.75 |

*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.*

## 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 D (67).

## 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](mailto:Finola@burstoncook.co.uk)

## SUBJECT TO CONTRACT

November 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.

