

# CONTEMPORARY OFFICES ON WHITELADIES ROAD—TO LET

103 Whiteladies Road, Clifton, Bristol, BS8 2PB



- Modern and contemporary space
- Suites from approx 693 sq ft - 1,010 sq ft - 1,703 sq ft
- Own entrance located off Whiteladies Road
- Up to 3 car parking spaces are available by separate negotiation.
- New lease 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.

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## LOCATION

The property occupies a prominent position fronting onto Whiteladies Road at the heart of the established commercial and residential area of Clifton, which is located within approximately 1km of Bristol city centre. Clifton remains a very popular commercial location offering an excellent working environment, improved car parking facilities, a wide variety of quality shops, restaurants and leisure facilities all within walking distance and good access to the motorway network.

## DESCRIPTION

The accommodation comprises a self contained office with its own entrance fronting onto Whiteladies Road and provides office space located over first, second and third floors.

The office space provides a light and bright working environment and has been refurbished to a very high and contemporary standard to include features such as wooden floors, high quality kitchenettes, contemporary lighting, WCs and shower facilities.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor areas:-

First floor:	693 sq ft	(64.4 sq m)
Second floor:	487 sq ft	(45.2 sq m)
Third floor:	523 sq ft	(48.5 sq m)
<b>Total:</b>	<b>1,703 sq ft</b>	<b>(158.10 sq m)</b>

The property is available to lease as a whole, or consideration would be given to a letting of the first floor and the second/third floors.

## TENURE

The premises is offered by way of a new effectively full repairing and insuring lease (s) by way of a service charge, for a term of years to be agreed.

## RENT

On application

## CAR PARKING

Up to 3 car spaces are available by separate negotiation located on Oakfield Road at £1,500 per annum, per space.

## PLANNING

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

## EPC

Rating—C (82).

## VAT

We have been advised that the property is elected for VAT.

## BUSINESS RATES

In accordance with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation:

1st Floor		2nd & 3rd Floor	
Rateable Value:	£9,300	Rateable Value:	£8,900
Rates Payable (2024/2025)	£4,640.70	Rates Payable (2024/2025)	£4,441.10

*NB: Interested parties are advised to verify this information direct with the VOA.*

*From 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.*





### 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**

December 2024



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