

- 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





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)

Total: 1.703 sq ft (158.10 sq m)

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

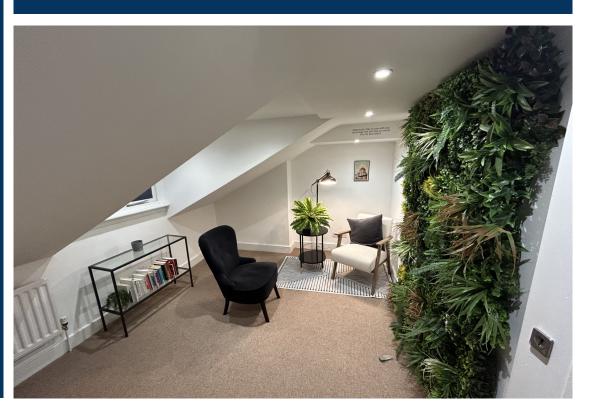
In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation:

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

SUBJECT TO CONTRACT December 2024





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