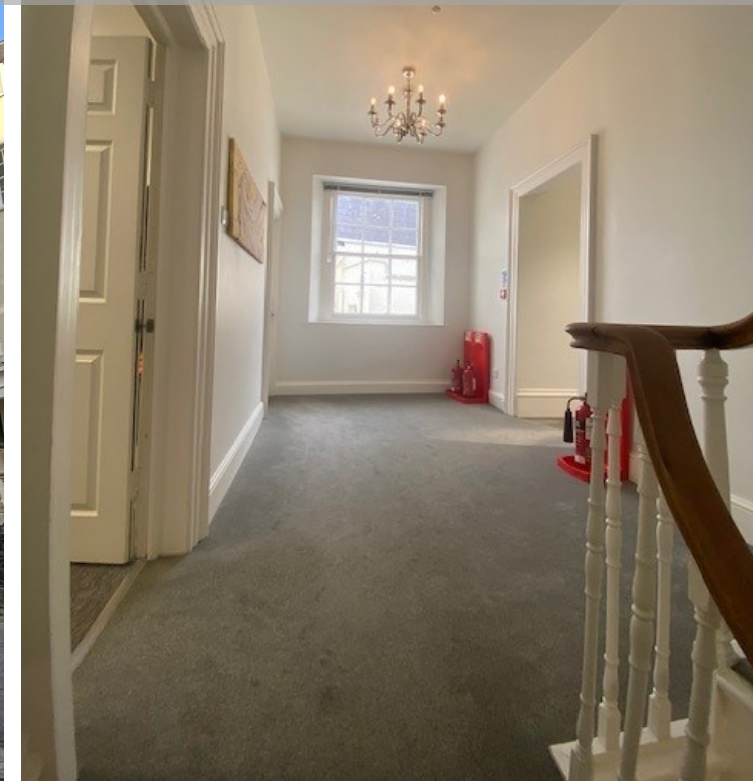


A PROMINENT, HIGH QUALITY OFFICE—TO LET

6 Whiteladies Road, Clifton, Bristol, BS8 1PD



- Currently fitted out as high quality office accommodation, but suitable for various commercial uses under Use Class E , such as medical, leisure, office use etc
- Rear courtyard garden / kitchen & shower facilities
- Up to 5 car parking spaces
- Approximate NIA 3,032 sq ft (282 sq m)
- Floors available from approximately 712 sq ft (66 sq m) upwards

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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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 together with many other local independent retailers and coffee shops.

DESCRIPTION

Comprising a semi detached, period property providing accommodation over four floors, the property is currently being used as office accommodation and has recently been refurbished and upgraded to a high standard to meet current office occupiers needs and now provides very good quality office space with a light and contemporary feel.

The property offers many of the attributes required by office occupiers in todays market including kitchen and staff facilities, a good level of high quality WC and shower facilities together with ground floor access to accommodate disabled staff / visitors. In addition to this, there is a forecourt to the front of the property providing parking for up to 5 cars and a good sized rear private courtyard garden.

USE

The property has Use Class E and is therefore suitable for a wide range of various commercial uses such as retail, office, leisure, medical.

ACCOMMODATION

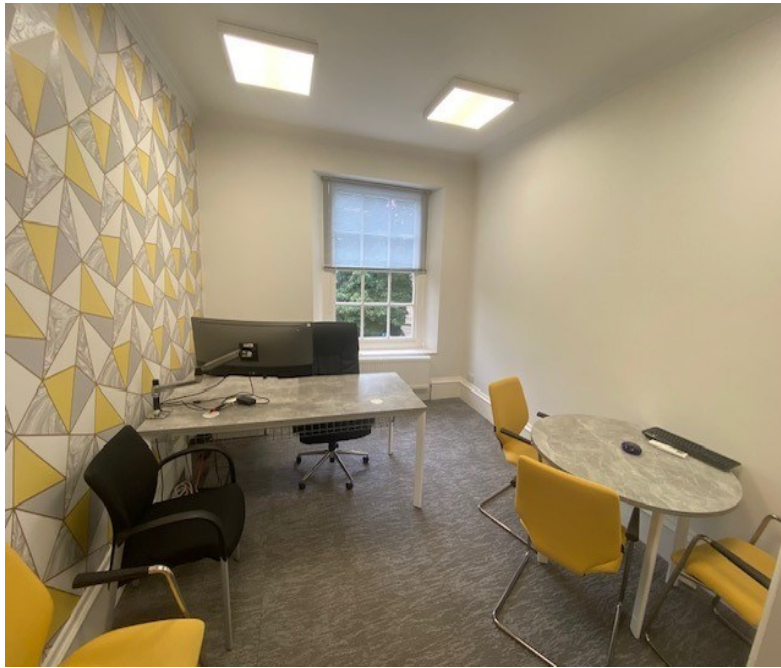
In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Hall Floor:	73.14 sq m	787.3 sq ft
Ground Floor:	66.17 sq m	712.2 sq ft
First Floor :	66.30 sq m	713.6 sq ft
Second Floor:	76.10 sq m	819.2 sq ft
Total:	281.71sq m	3,032.3 sq ft

CAR PARKING

To the front of the property is a forecourt providing on site car parking for at least 5 cars.





TENURE

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed. Consideration would be given to a floor by floor letting and therefore a small service charge would be payable towards any shared / communal items and costs.

RENT

On application

BUSINESS RATES

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

Part ground floor

Rateable Value: £5,800
Rates Payable (2024/2025): £2,894.20

Part ground, first, second and third floors

Rateable Value: £33,250
Rates Payable (2024/2025): £16,591.75

EPC

Rating D (100).

VAT

We have been advised that the property is not elected for VAT.

LEGAL FEES

Each party 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

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.

