

# ATTRACTIVE OFFICE - TO LET

First Floor, 1 Pembroke Road, Clifton, Bristol, BS8 3AU



- A first floor suite located in a most attractive Grade II Listed building
- Prominently located on the corner of Pembroke Road
- Approximately NIA 223 Sq Ft (20.7 Sq M)
- 1 car parking space
- Shared WC and kitchenette facilities
- Would suit office or medical occupiers



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## LOCATION

Clifton is a popular residential and business area located approximately one mile to the North of Bristol City Centre. 1 Pembroke Road is a prominent building conveniently situated at the junction of Pembroke Road and Queens Road, within easy walking distance to Clifton Village, Whiteladies Road and The Triangle.

## DESCRIPTION

The accommodation comprises a self contained office located on the first floor of this most attractive and impressive office. The property is set within attractive landscaped grounds and there are shared WC facilities and kitchenette.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 223 sq ft (198.05 sq m).

## TENURE

The suite is available 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

1 car parking space is available by separate negotiation.

## PLANNING

Use Class E – therefore suitable for a wide range of uses such as office or medical.

## BUSINESS RATES

Interested parties will need to apply to the office suite separately assessed and if the Rateable Value is less than £12,000, the tenant may be eligible for small business rates relief / or up to 100% relief.

## VAT

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

## EPC

The property has an Energy Performance Rating E (105)

## 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

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## SUBJECT TO CONTRACT

February 2025



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