

# NEWLY REFURBISHED OFFICE—TO LET

61 Apsley Road, Clifton, Bristol, BS8 2SW



- A newly refurbished office providing space over two floors
- Use class E—therefore suitable for office, medical, leisure users
- Self contained, with own entrance
- Approximate NIA of 890 sq ft (82.68 sq m)
- Meeting room, shower and kitchenette facilities

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

The property is situated just off Whiteladies road, a popular office location in the exclusive suburb of Clifton. Whiteladies is also home to a wide variety of retail outlets and restaurants and is walking distance from Clifton Village and Bristol City Centre. Clifton Down station provides rail links to the rest of the city including Temple Meads train station. Furthermore, there is a bus stop adjacent to the property with routes into the centre or out of town.

## DESCRIPTION

The property provides attractive office accommodation over the ground floor and lower ground floor for roughly 2-6 staff. It is a self-contained unit with a discrete entrance off Apsley Road and has been newly refurbished with wood effect flooring, new lighting, exposed brick feature wall, separate meeting room, kitchenette and WC/shower.

## USE

With planning for Use Class E this property could be let for a range of commercial purposes including office, leisure or medical.

## ACCOMMODATION

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

Ground Floor:	587 sq ft	(54.6 sq m)
Lower Ground Floor:	303 sq ft	( 28.1sq m)
<b>Total:</b>	<b>890 sq ft</b>	<b>(82.7 sq m)</b>

## TENURE

The office is available by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

£15,000 per annum exclusive.

## BUSINESS RATES

The Valuation Office Agency is currently assessing the rateable value of the premises.

*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.*

## VAT

The property is not elected for VAT.

## EPC

The EPC for this property has been commissioned.

## 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

April 2025



**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.

