

TO LET

CLIFTON OFFICES UNDERGOING REFURBISHMENT

75.99 SQ M (818.00 SQ FT)

Rear of 92c Whiteladies Road, Clifton, Bristol BS8 2QN



- Undergoing refurbishment
- Prestigious location
- Bristol city centre only 1.5 miles
- Capable of open plan or cellular format

TO LET

LOCATION

The property is situated in a prominent position just off Whiteladies Road, approximately 1.5 miles from Bristol city centre. Local occupiers include Aqua, HSBC, Tesco Express and Bosco's Pizzeria. Public transport links are excellent, and include Clifton Down Rail Station, Metro Bus (M1), multiple e-bike drop off/collection points and local taxi ranks.

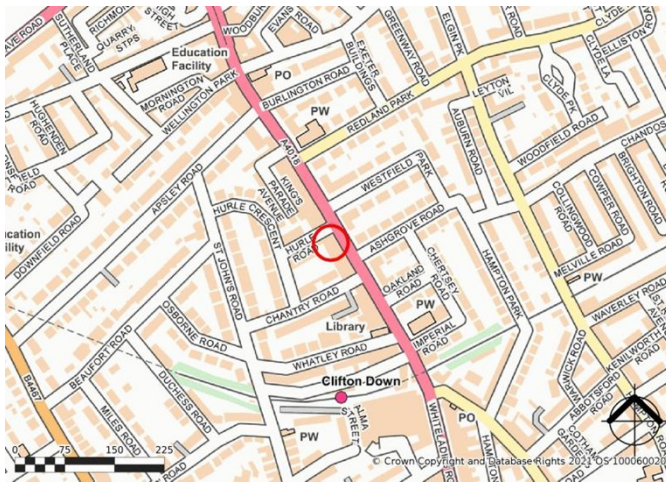
DESCRIPTION

The property comprises a ground floor office suite, currently undergoing refurbishment, capable of providing either cellular or open plan format with separate male / female WCs, kitchen, and self contained entrance at the rear of the property. We are advised independent mains services will be provided, with comfort cooling available in part. Further details with respect to the refurbishment are available from the agents upon request.

ACCOMMODATION

The property has been measured in accordance with the RICS property measurement statement (2nd Ed.) and (where appropriate) the RICS Code of Measuring Practice (6th Ed.) to comprise the following approximate areas:

	Sq m	Sq ft
Ground Floor (rear)	75.99	818.00
Total	75.99	818.00



TENURE

Available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£18,000 per annum exclusive

BUSINESS RATES

Rates to be reassessed upon completion of the works. An estimate is available upon request.

SERVICE CHARGE

The tenant will be expected to contribute towards a communal service charge in the interest of good estate management based upon a fair proportion of the floor area occupied.

PLANNING

The property has planning consent under Class E of the Town and Country Planning (Use Classes)(Amendment) (England) Regulations 2020. This includes, but is not limited to, shops, offices, cafés / restaurants, clinics, health centres and gyms. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

COSTS

Each party to bear their own legal cost incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable.

EPC

The property has an EPC rating of D

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