

A VERY WELL POSITIONED AND PROMINENT OFFICE TO LET

18 Whiteladies Road, Clifton, Bristol, BS8 2LG



- A superb period building providing a mix of open plan space and meeting rooms
- Excellent on site car parking and bike storage
- Floors from approximately 729 sq ft–1,628 sq ft (67.74 sq m–151.28 sq m)
- Contemporary style space providing a light and airy working environment
- Prominently located on the junction of St Pauls Road / Whiteladies Road



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 within the exclusive Bristol suburb of Clifton. The building occupies a highly prominent location on the western side of Whiteladies Road and is only a short walk from Clifton Down railway station. The sustainable location offers excellent and frequent bus services to the city centre, train stations and residential areas.

The property is located in close proximity to the BBC and the main campus of the University of Bristol. Together with the Whiteladies Road and the Queens Road area, there is a strong focus on retail and leisure activities in this part of the city. Nearby occupiers include M&S food, Waitrose, Boots, Sainsburys and a range of other well know national and regional occupiers, together with local independents. The area is home to a wide variety of restaurants which provide an excellent range of amenities for staff.

DESCRIPTION

Fronting onto Whiteladies Road, this attractive building is arranged over lower ground, ground and three upper floor levels with the available space being located on the first and second floors, with kitchenette and WC facilities being located on the third floor. The property has good natural light with large windows to the front and rear of the property and provides a mixture of open plan space together with useful meeting rooms.

The property has retained many period features and unusually benefits from a very large open plan room on the first floor. The property is due to be refurbished shortly to include new floor coverings, decorations and LED lighting. There are also WC facilities and a shower in the building.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has the following approximate net internal floor areas:-

1st floor	729 sq ft	67.74 sq m— <i>Under Offer</i>
2nd floor	844 sq ft	78.4 sq m
3rd floor	55.3 sq ft	5.14 sq m
Total	1,628 sq ft	151.28 sq m

N.B. The floors are available as a whole or consideration would also be given to a floor by floor letting. Additionally, there is a possibility that whole building could be made available at a future date which would provide an approx. net internal floor area of 2,968sq ft (276 sq m).

CAR PARKING

Up to 4 car parking spaces are available at a separate cost (for the 1st, 2nd & 3rd floors).

TERMS

The premises are available to rent by way of a new full repairing and insuring lease(s) for a term of years to be agreed by way of a service charge.

QUOTING RENT

Upon application.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk), the property is currently rated as a whole therefore having a Rateable Value of £44,500. The property will therefore need to be re-assessed.

VAT

The property is elected for VAT.

EPC

The property has an energy performance rating of D (95).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

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

April 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.

