

TO LET

PROMINENT CLIFTON OFFICE

29.64 SQ M – 60.70 SQ M

(319 SQ FT- 653 SQ FT)

Business Unaffected



GROUND FLOOR OFFICES

2 ST PAUL'S ROAD

CLIFTON

BRISTOL BS8 1LT

BLADEN COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

St Paul's Road is situated off Whiteladies Road and is a prestigious and popular office location within the exclusive Bristol suburb of Clifton. The building occupies a highly prominent location off 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 BBC and the main campus of the University of Bristol. Together with Whiteladies Road and Queens Road, there is a strong focus on retail and leisure activities in this part of the city. Nearby occupiers include M&S Food, Waitrose, Boots, Sainsbury's and a range of other well known national and regional occupiers. The area is also home to a wide variety of restaurants which provide an excellent range of amenities for staff.

DESCRIPTION

- Prominent office building close to the junction with Whiteladies Road.
- Ground floor office suites available as a whole or let singularly.
- Decorated and fit out to a high standard.
- Kitchenette and toilets on ground floor.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	sq m	sq ft
<u>Ground Floor</u>		
Front Office	31.06	334
Kitchenette/tea point		
Rear Office	29.64	319
Net Internal Area	60.70	653

TENURE

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

RENT

Front Office: £6680 per annum exclusive.
Rear Office: £6380 per annum exclusive.
Total: £13,060 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website states the premises are currently entered into the rating list as follows:-

Ground Floor Office A

Description: Offices & Premises
Rateable Value: £5300

Ground Floor Office B

Description: Offices & Premises
Rateable Value: £5000

Interested parties are advised to make their own enquiries with Bristol City Council to ascertain the exact rates payable.

COSTS

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

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We believe VAT is chargeable on the rent but this will be confirmed.

PLANNING

We have not made any enquiries with Bristol City Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E (Commercial, Business and Service) under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC for this property has been commissioned.

VIEWING & FURTHER INFORMATION

Through sole agents:
Bladen Commercial Property Consultants:-

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SUBJECT TO CONTRACT

February 2023



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