

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

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
Ground Floor		
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:-

Julian Bladen 0117 407 2266 jb@bladenproperty.co.uk

SUBJECT TO CONTRACT

February 2023

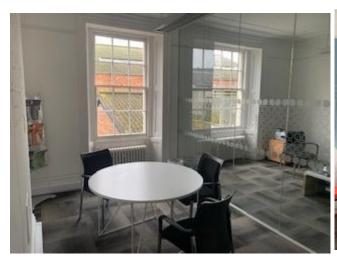
These particulars are issued on the understanding that all negotiations respecting any properties are undertaken through Bladen Property Consultants. Bladen Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) No person in the employment of Bladen Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; (iv) Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction; (v) All plant, machinery, equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation and (vi) No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties that have been sold or withdrawn.













These particulars are issued on the understanding that all negotiations respecting any properties are undertaken through Bladen Property Consultants. Bladen Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) No person in the employment of Bladen Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; (iv) Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction; (v) All plant, machinery, equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation and (vi) No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties that have been sold or withdrawn.