



MAGGS
& ALLEN

TYNDALL HOUSE, 17 WHITELADIES ROAD
CLIFTON, BRISTOL, BS8 1PB

£80,000 Per Annum

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DESCRIPTION

A stunning four storey period office Head Quarters situated in a highly prominent position on Whiteladies Road, within close proximity to the BBC.

The offices measure approximately 3,200 ft² and has gas central heating and air conditioning, two kitchens, various toilets and also shower facilities. Further benefits include 5 allocated tandem parking spaces in front of the building (i.e. 10 spaces) although further parking can be available by separate negotiation.

LOCATION

The property is situated in a highly prominent position on the junction of Whiteladies Road and St Paul's Road/Tyndall's Park Road, just off the Clifton Triangle.

SCHEDULE OF ACCOMODATION (APPROX.)

Ground Floor: 850 ft² (excluding kitchen) - TBC.

First Floor: 850 ft²

Second Floor: 810 ft²

Top Floor: 725 ft² (inc occasional kitchen).

Total: 3,235 ft² (Net Internal Area)

BUSINESS RATES

The Rateable Value with effect from April 2023 is £49,250.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D valid to March 2030.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

VAT

All figures quoted are exclusive of VAT unless otherwise stated. We understand the building is opted for VAT and therefore VAT will be applied to the rent.

LEASE DETAILS

The offices are offered to let on a new internal repairing and insuring basis subject to service charge. Service charge details available on request. Each party to incur their own respective legal fees.

CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

VIEWINGS

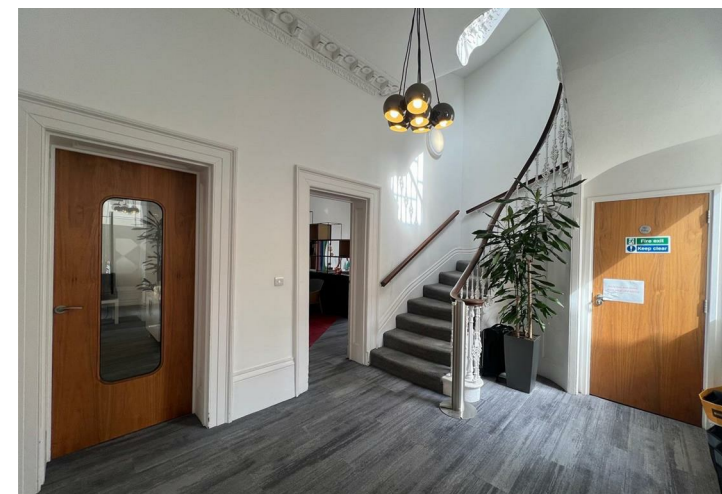
By appointment.

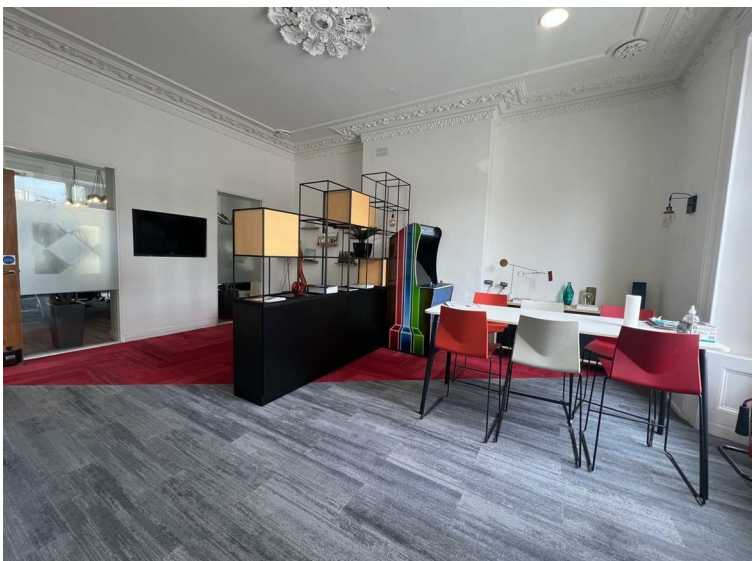
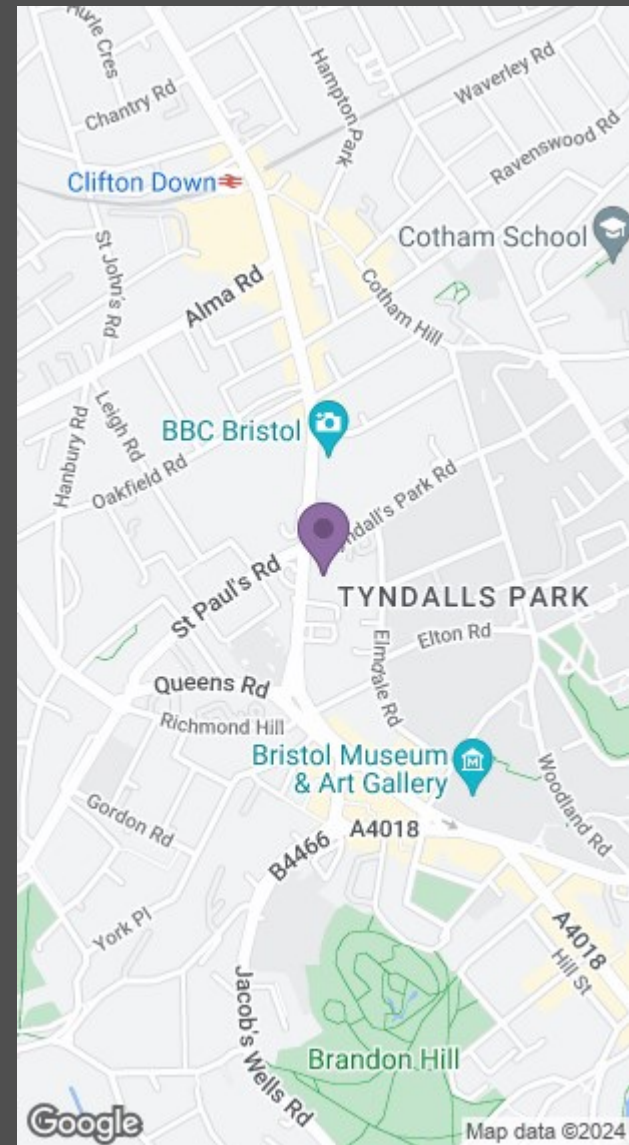
NOTES

Please note, the landlord is a connected party to Maggs & Allen.

CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.





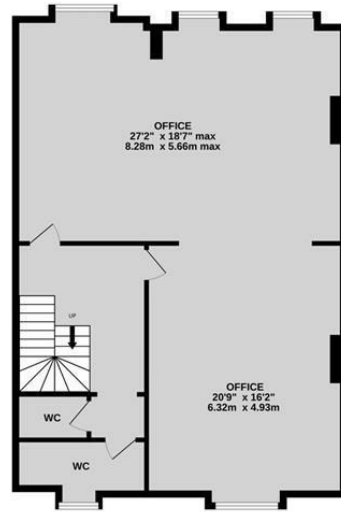
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



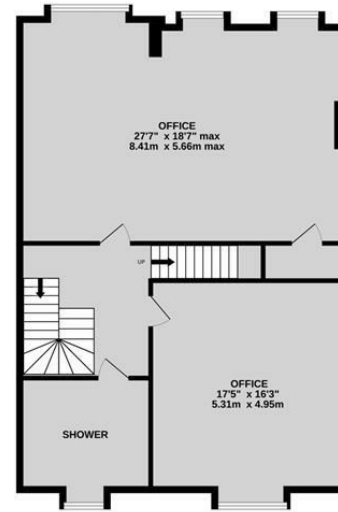
GROUND FLOOR
1145 sq.ft. (106.4 sq.m.) approx.



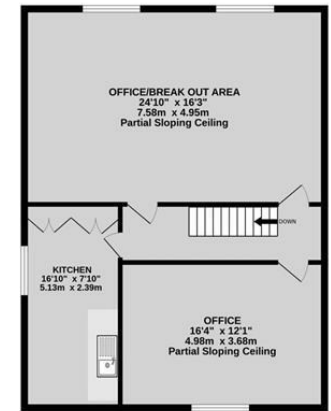
1ST FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



2ND FLOOR
1069 sq.ft. (99.3 sq.m.) approx.

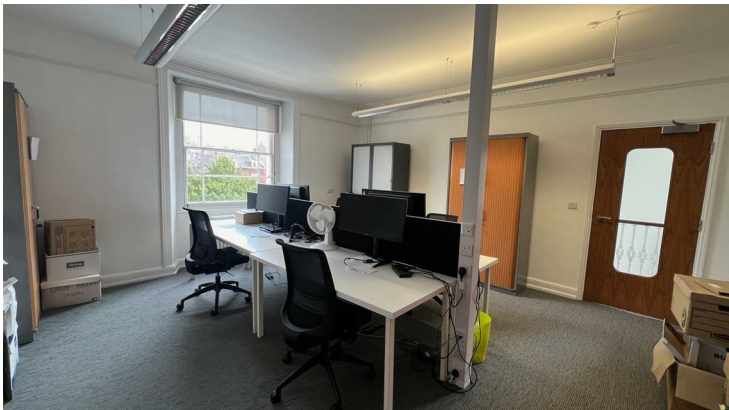


3RD FLOOR
822 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 4190 sq.ft. (389.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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