MAGGS & ALLEN

TYNDALL HOUSE, 17 WHITELADIES ROAD

CLIFTON, BRISTOL, BS8 1PB

£80,000 Per Annum

- Offices of 1,535 ft² - 3,320 ft²
- Whiteladies Road
- Highly Prominent Position
- New Lease Available
- Ample Parking Available

RICS® Regulated by RICS

Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

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£80,000 Per Annum

DESCRIPTION
A stunning four storey period office Head Quarters situated in a highly prominent position in the heart of Clifton, on Whiteladies Road. The offices benefit from two kitchens, shower faculties and a significant parking provision. The property has recently been refurbished to include new LED lighting and air conditioning/HVAC.

The offices are available as a whole or as two separate demises, ranging from approx. 1,535 ft² - 3,320 ft².

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, within close proximity to the BBC, Royal West of England Academy, The Victoria Rooms and Clifton Train Station. the office is also located within easy reach of the shops and amenities of Clifton Triangle and Whiteladies Road.

SCHEDULE OF ACCOMODATION (APPROX.)
Ground Floor & First Floor: Approx 1,785 ft² (166m²)
Second Floor & Top Floor: Approx 1,535 ft² (143m²)

Parking - 10 Tandem parking space are included in the combined offering, although further parking is also available by negotiation.

RENT
The 4 floors are available to let at £80,00pa.
The ground and first floor offices are available at £40,000pa and the second and third floor at £35,000pa.

BUSINESS RATES
The Rateable Value with effect from April 2023 is £49,250. This reflects the vale of the 4 floors combined.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: B valid to July 2035.

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.

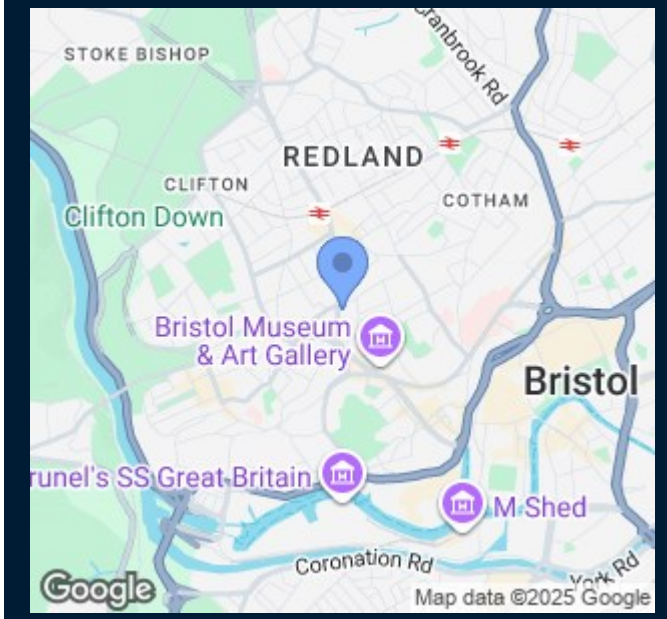
TENANT APPLICATION FEE
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

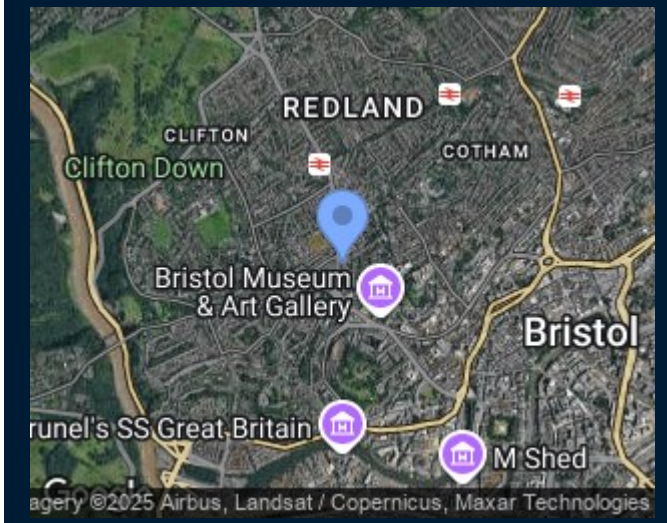
VIEWINGS
By appointment.

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.

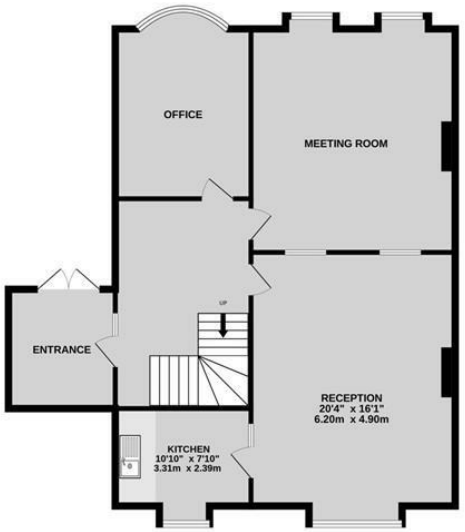
JOINT AGENTS
Joint Agents with Savills
(Sam Williams / Harry Allen)

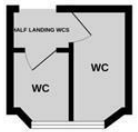




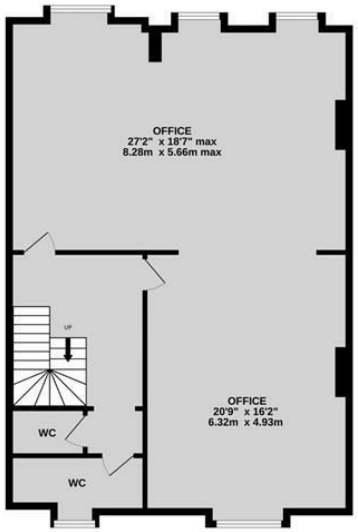
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.

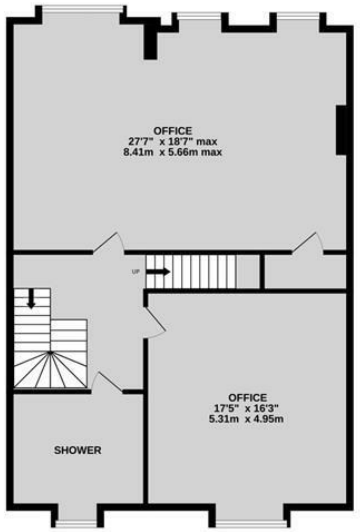




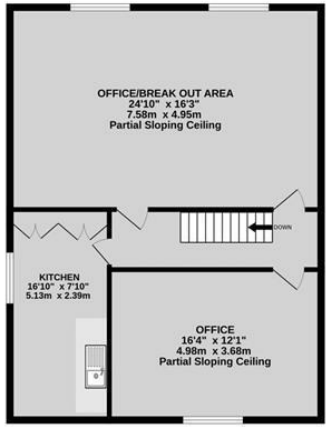
1ST FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



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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