



UNIQUE SELF CONTAINED OFFICES

PRIME CLIFTON

OPPORTUNITY

EMBASSY HOUSE
QUEENS ROAD | CLIFTON BS8 1SB

TO LET

3,000 – 10,000 SQ FT

EXTENSIVE FIRST FLOOR WITH GLAZED
GROUND FLOOR LOBBY

ADDITIONAL SPACE AVAILABLE
WITHIN MAIN EMBASSY HOUSE WITH
IMPRESSIVE REMODELLED RECEPTION
AND IMPROVED COMMON PARTS

POTENTIAL FOR ALTERNATIVE USES

EMBASSY HOUSE
QUEENS ROAD | CLIFTON BS8 1SB

Embassy House occupies a prominent position on Clifton Triangle, the retail and leisure amenities of Whiteladies Road and Park Street are all accessible on foot.

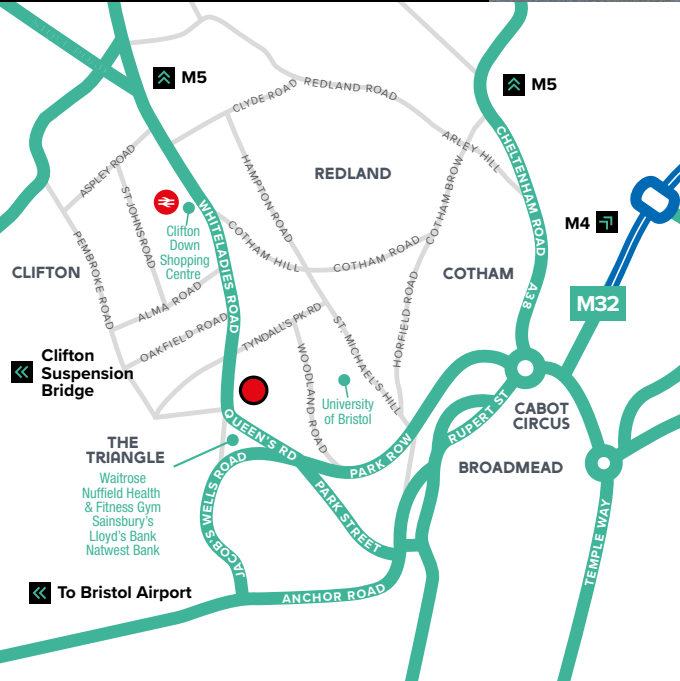
Clifton Down railway station is 10 minutes walk away and the extensive bus network via the Clifton Triangle provides good commuter access to Bristol and surrounds.



ACCOMMODATION:

	sq ft	sq m
Part 2nd floor	2,744	254.9
86 Queens Road	7,757	720.6

Photo of the second floor



SECOND FLOOR SPECIFICATION:

NEW LED LIGHTING + SUSPENDED CEILINGS

VRF AIR CONDITIONING

NEW CARPETING + REDECORATION THROUGHOUT

SECURE BASEMENT CYCLE PARKING + SHOWER PROVISION

Occupational costs

Annual rent and service charge details are available on application to the agents.

Tenure

Available via a New Full Repairing & Insuring Lease for a term of years to be agreed.

Business Rates

We recommend all interested parties contact the local authority to confirm the exact rating liability on the suites.

Use

Use Class E (Previously, B1 Offices.)

EPC

Undergoing reassessment.

VAT

All figures quoted are exclusive of VAT.

Costs

Each party are to bear their own costs.

Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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