



TO LET

OFFICE TO LET, 2,447 Sq. Ft. / 227.3 Sq. M.

5 Westfield Park, Bristol, BS6 6LT

Upper Ground Floor to Second Floor



**BNP PARIBAS
REAL ESTATE**

- Desirable location, just off Whiteladies Road
- LED lighting
- Refurbished office space that can be provided fitted
- Own entrance
- Great car parking provision with 6 designated spaces to the rear of the office
- Traditional features
- Shower and toilets to each floor



LOCATION

The property is located just off Whiteladies Road, which is a main arterial route separating the desirable locations of Clifton and Redland, whilst providing access to the city centre. The surrounding area provides fantastic amenities of cafes, restaurants, shops and leisure businesses.

DESCRIPTION

The property is accessed via a set of stairs from the front car park to a demised single storey porch. The central staircase splits the building throughout the building. The ground floor has a kitchen to the rear and office to the front. The first floor has two open plan meeting rooms to the front and back with the second floor fitted out as a large meeting room to the front of the office and two smaller meeting rooms to the rear. There is a toilet on each floor off the staircase with the ground floor also comprising a shower.

The property was refurbished in 2020 to a good standard with LED lighting and new carpeting. The windows are openable.

Car parking is to the rear with 6 spaces demised.

ACCOMMODATION

The property has been measured on a NIA basis in accordance with the RICS Code of Measuring Practice.

FLOOR	SQ. FT.	SQ. M.
Upper Ground	837	77.8
First	807	74.9
Second	803	74.6
TOTAL	2,447	227.3

PLANNING

The property has consent for E class uses. We recommend any interested parties make their own enquiries.

RATES

The property is identified by the valuation office as an offices & premises with a rateable value assessment of £39,000 effective from 1st April 2017. For rates payable please contact the marketing agent.

RENT

Passing rent of £55,539 per annum

TERMS

The unit is available on assignment of the existing lease, or through a sub-letting of the whole. Existing lease has a break clause in November 2025 and expires in 2030.

SERVICES

We are verbally informed that all mains services exist. Any occupier should make their own enquiries.

VAT

All terms quoted are exclusive of VAT where appropriate.

LEGAL FEES

Each party are to be responsible for their own legal and professional fees.

EPC

C 72, expiring 2030

ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWINGS AND FURTHER INFORMATION

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Details updated 10 July 2024

