

CLIFTON HEIGHTS

Triangle West, Clifton, Bristol, BS8 1EJ

ENTER

SITUATED IN THE HEART OF BRISTOL

A LANDMARK BUILDING

Clifton Heights is one of Bristol's landmark office buildings, offering modern office accommodation on 14 floors with stunning views across the city from the upper floors.

FACILITIES PROVIDED

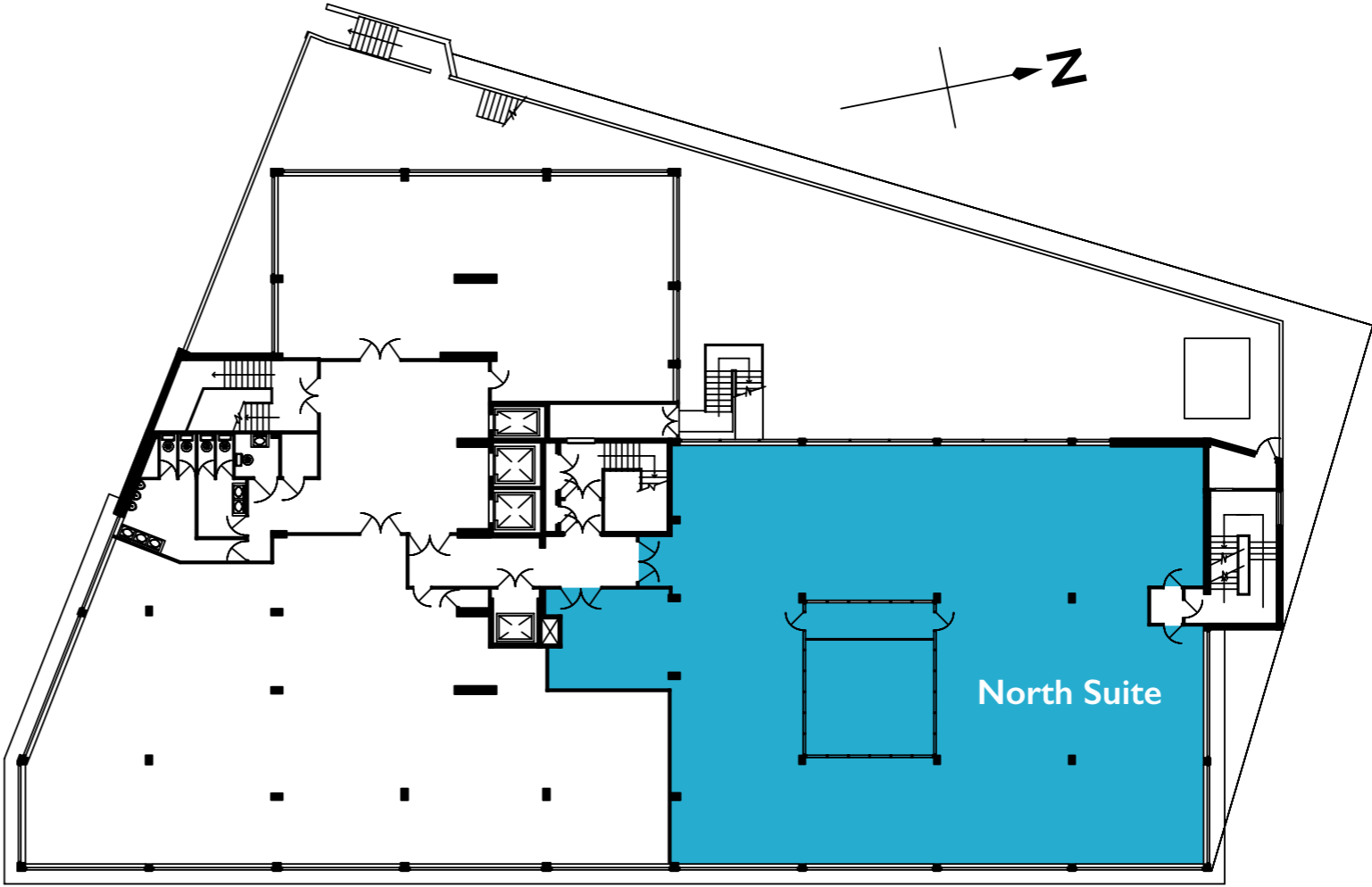
- Newly refurbished including comfort cooling
- Shower facilities
- 4 lifts
- 24 hour access
- Secure parking
- Two fully furnished 'plug & play' suites now available
- Security system with 24/7 call out service
- Cycle Storage



AVAILABILITY FLOOR 2

2

2nd floor Availability:
4,100 sq ft (381 sqm)



AVAILABILITY FLOOR 3

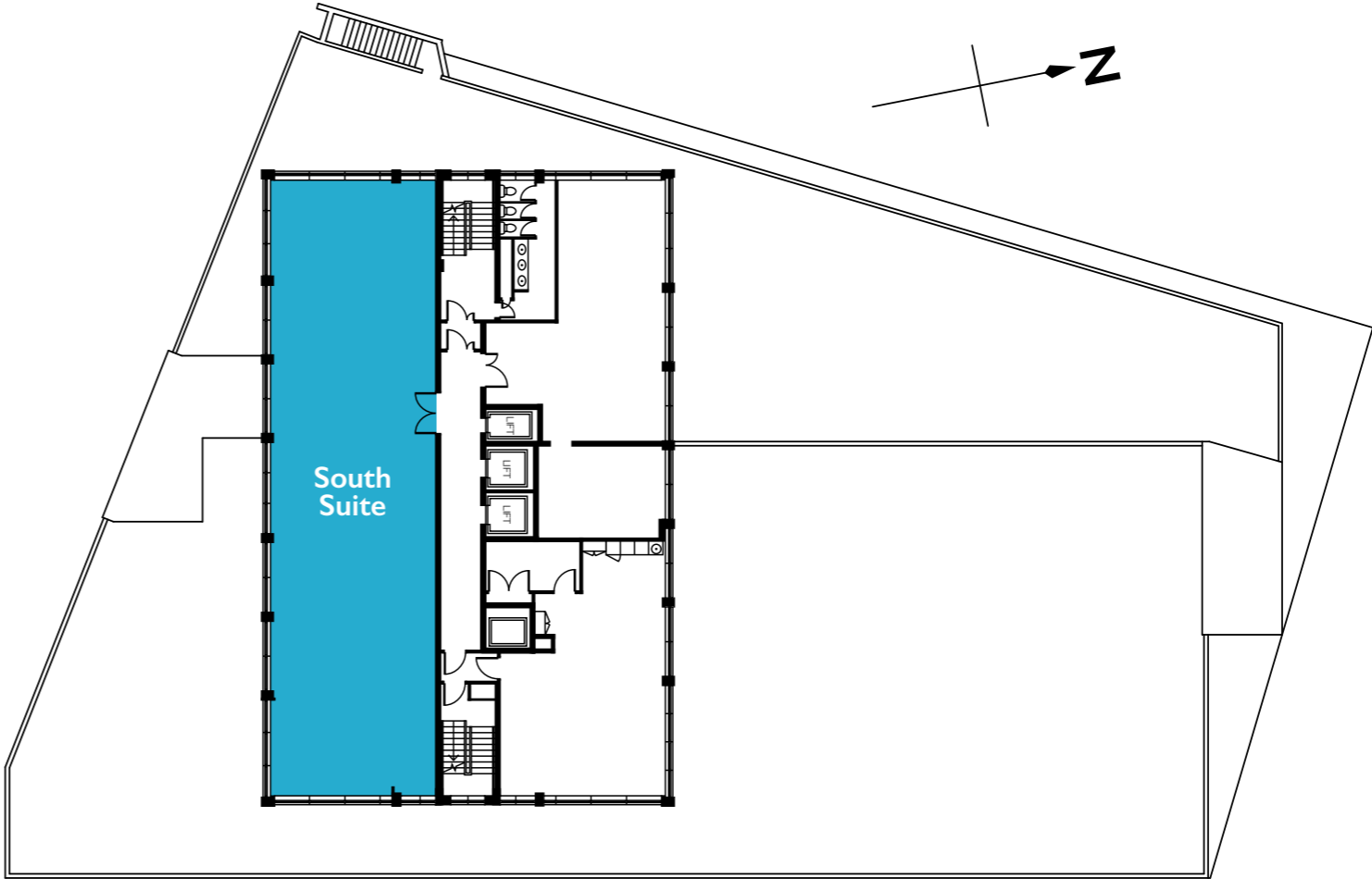


3

**3rd floor Availability:
2,000 sq ft (186 sqm)**

South Suite – 186 sqm (2,000 sq ft)

Suite is furnished and ready for immediate occupation.



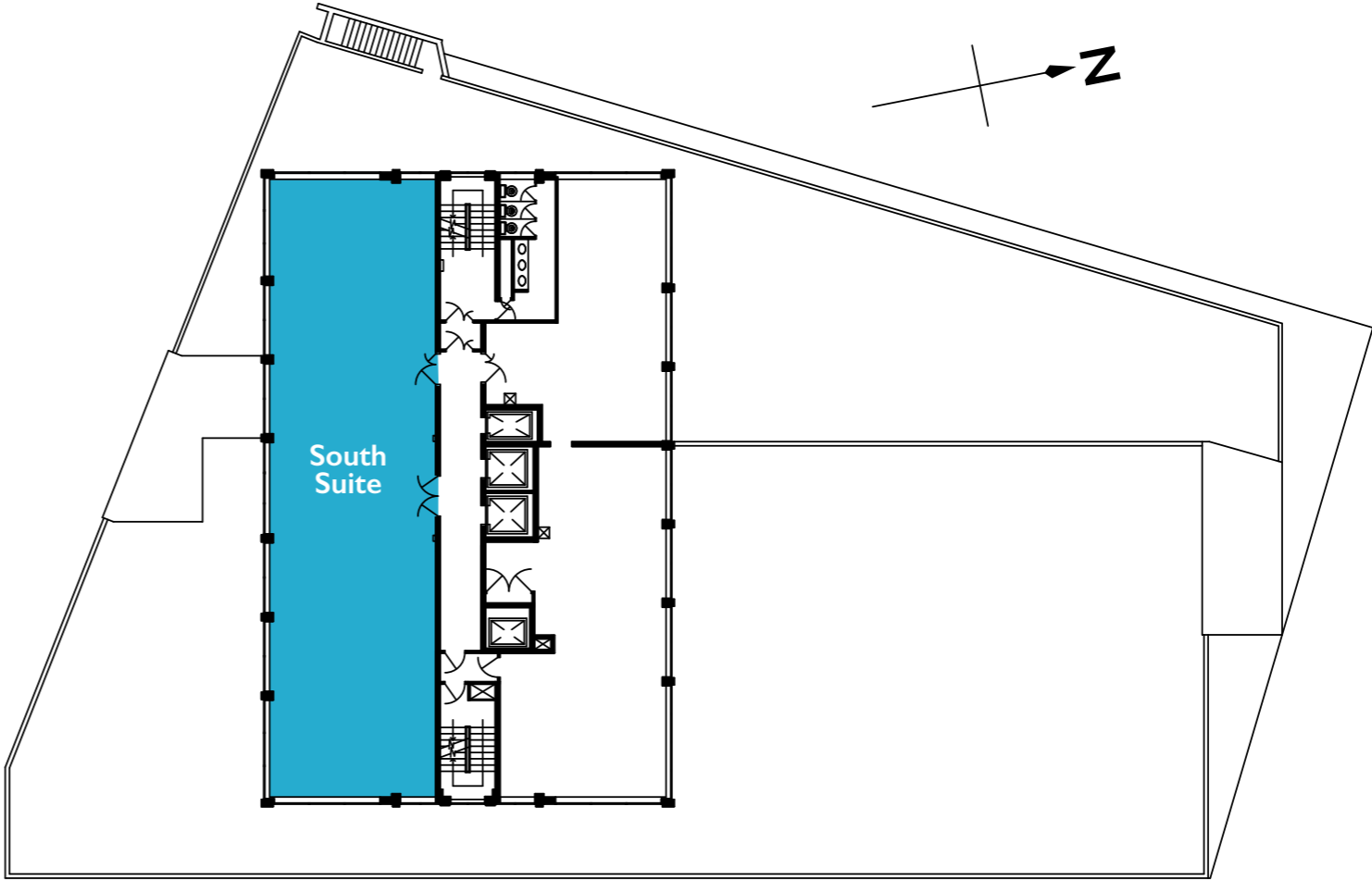
AVAILABILITY FLOOR 4



4

**4th floor Availability:
2,000 sq ft (186 sqm)**

South Suite – 186 sqm (2,000 sq ft)



ON YOUR DOORSTEP

PROMINENTLY LOCATED

Clifton is a prime business location, home to a number of major professional, media and marketing occupiers.

The City Centre and public transport are readily accessible, as is the M32 motorway which leads directly to the M4/M5.

PRET

FIVE GUYS
BURGERS and FRIES

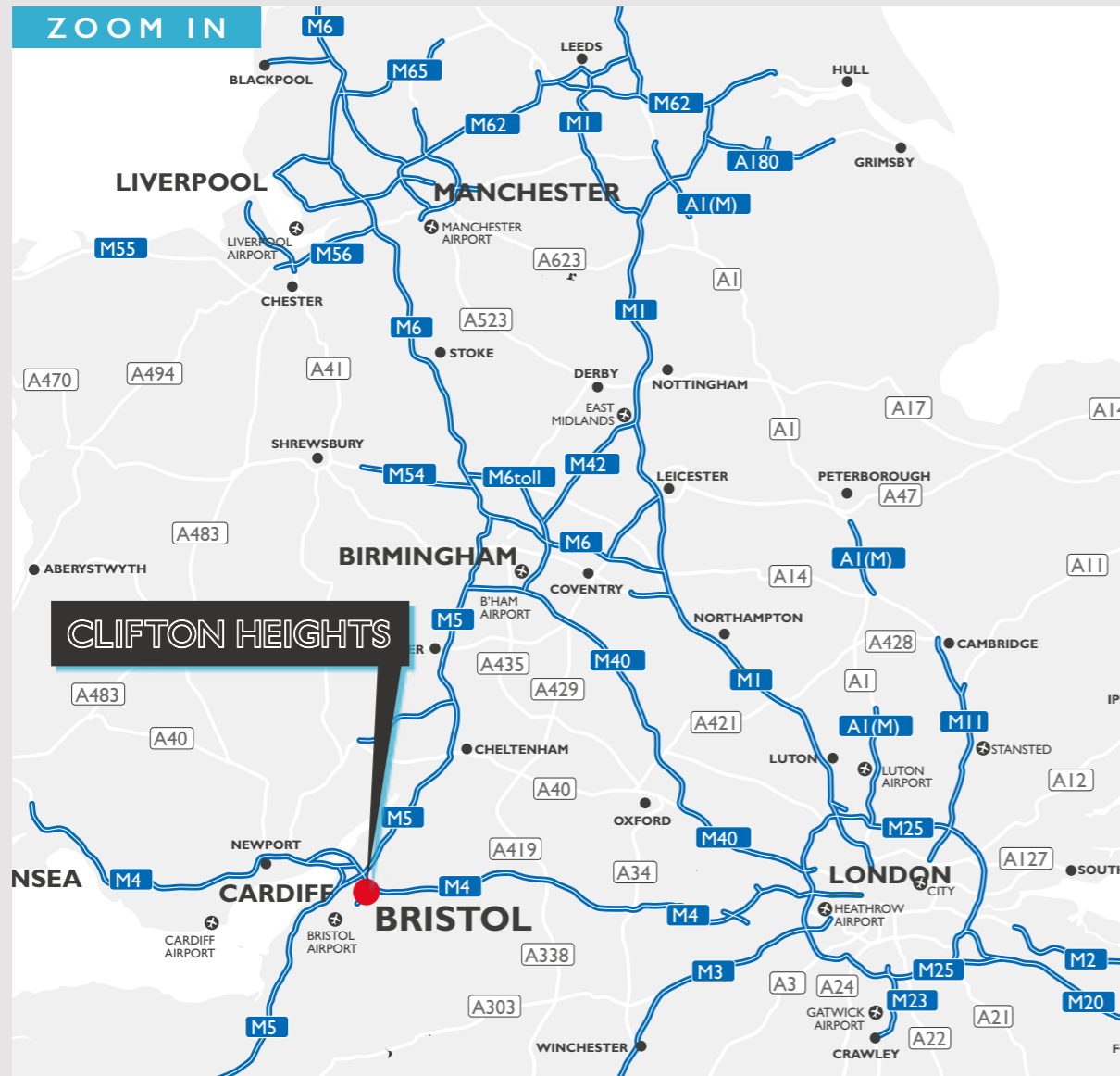
BROWNS

Waitrose

wagamama

COŠTA

the Botanist



ON YOUR DOORSTEP

PROMINENTLY LOCATED

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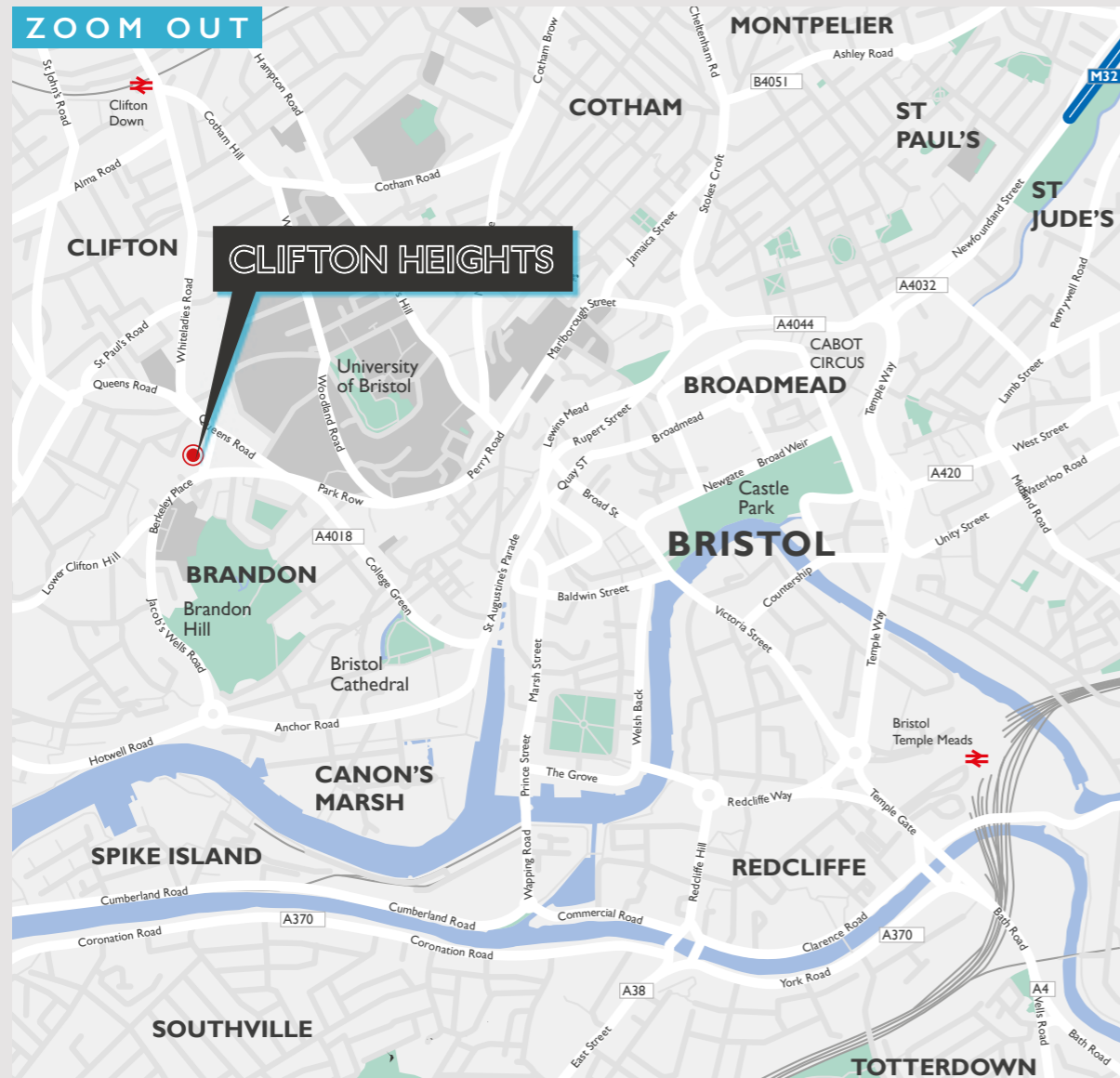
The City Centre and public transport are readily accessible, as is the M32 motorway which leads directly to the M4/M5.



Waitrose

wagamama

COŠTA



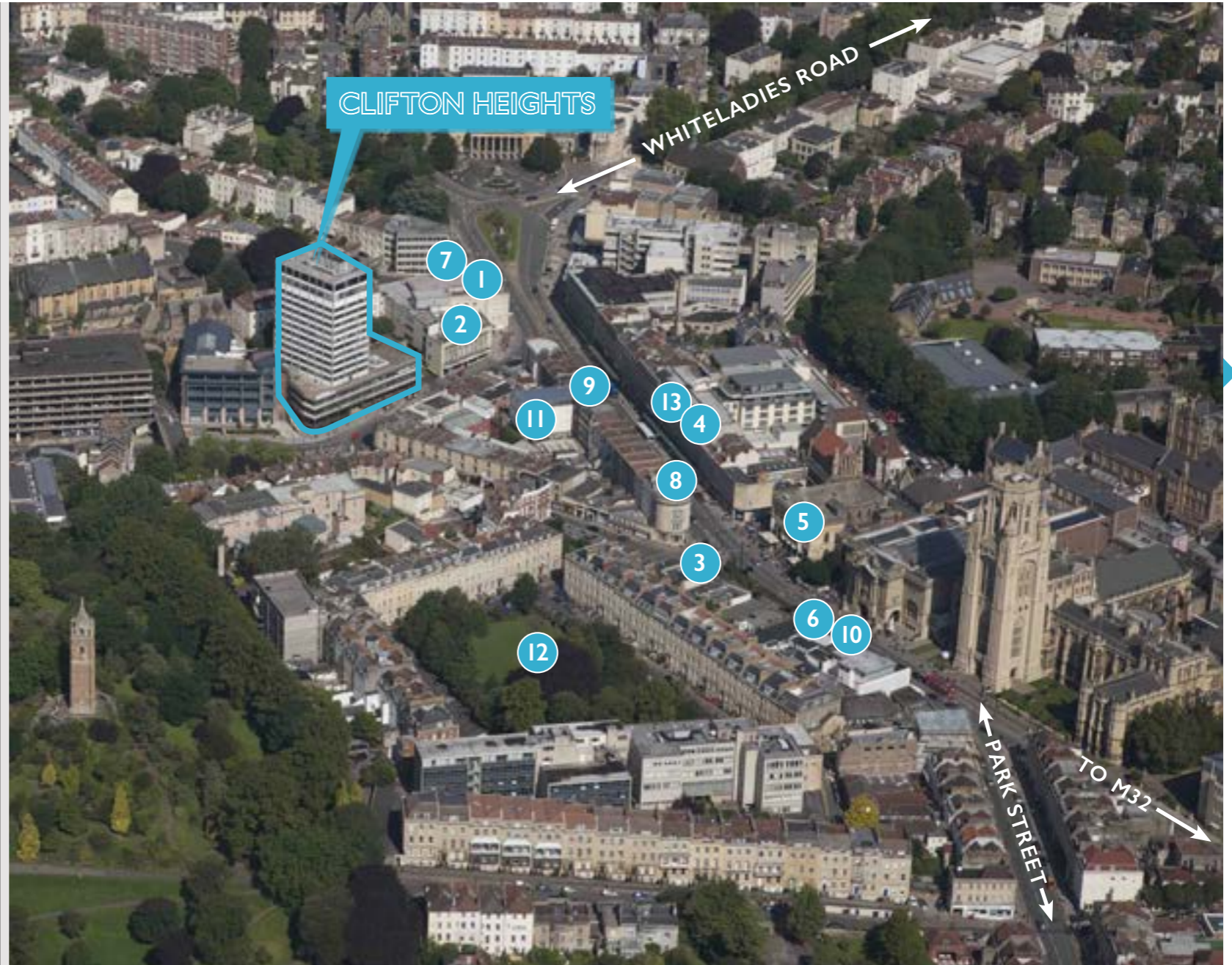
CONVENIENTLY LOCATED



LOCAL AMENITIES

Local amenities include a varied selection of shops, restaurants, bars and leisure facilities.

- | | |
|---|-------------------------|
| 1 WAITROSE | 7 LOST & FOUND |
| 2 NUFFIELD HEALTH
BRISTOL FITNESS &
WELLBEING GYM | 8 WAGAMAMA |
| 3 HAVANA COFFEE | 9 FIVE GUYS |
| 4 SAINSBURY'S | 10 COSTA COFFEE |
| 5 BROWNS | 11 THE CLIFTON TRIANGLE |
| 6 PRET | 12 BERKELEY SQUARE |
| | 13 ANYTIME FITNESS |







3rd floor South



3rd floor North



4th floor South







ENQUIRIES

ACCOMMODATION

At Clifton Heights, the emphasis is on flexibility with a variety of floor plates that can be adapted to suit most occupier's requirements together with two fully furnished suites available for immediate occupation.

Secure on-site basement car parking is also available.

AVAILABILITY

New effectively full repairing and insuring service charge leases outside the Landlord & Tenant Act 1954 are available on flexible terms.

OCCUPATION COSTS

Full details of rent, business rates and service charge are available on application.

EPC

Available on request.

TO MAKE ARRANGEMENTS TO VIEW OR FOR FURTHER INFORMATION PLEASE CONTACT THE SOLE LETTING AGENTS.

AGENT
Avison Young



Paul Williams
0117 988 5301
paul.williams@avisonyoung.com

MANAGED BY:
Petit Papillon



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