



# MAGGS & ALLEN

58 ALMA ROAD  
CLIFTON, BRISTOL, BS8 2DG

**£850 Per Calendar Month**

- Very well presented office
- All inclusive rent
- Approximately 270 sq ft
- Prime location
- Parking available - £150pcm



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

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

A very well presented office space of approximately 270 sq ft. The office is filled with natural light, complemented by attractive sash windows. Further benefits include gas central heating and access to shared kitchenette and WC facilities, making it an ideal setting for a variety of professional occupiers.

## LOCATION

The property occupies a prime and highly sought after position on Alma Road, benefiting from excellent accessibility. It is conveniently located within close proximity to Whiteladies Road, known for its wide range of shops, cafés, restaurants, and other local amenities.

## PARKING

Parking for 1 vehicle is available by separate negotiation at £150pcm.

## LEASE DETAILS

The office is available to let inclusive of services, internet and service charge. Each party to incur their own respective legal costs.

## BUSINESS RATES

The rateable value for the whole ground floor, which is a shared demise, with effect from 2026 is: £11,500. We therefore would expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: E.

## 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.

## VIEWINGS

By appointment.

## 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.

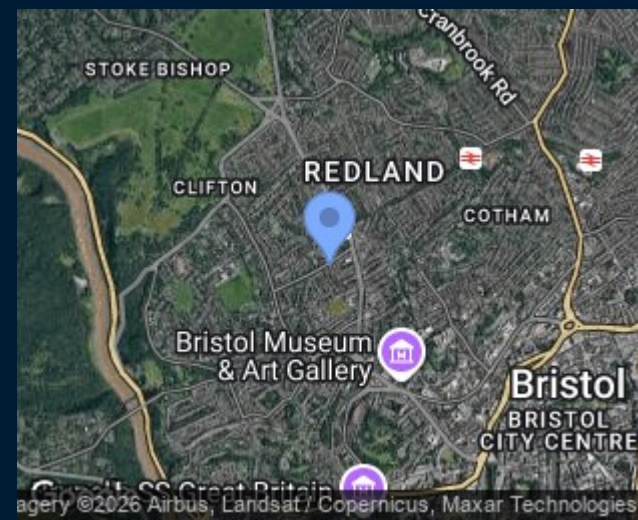
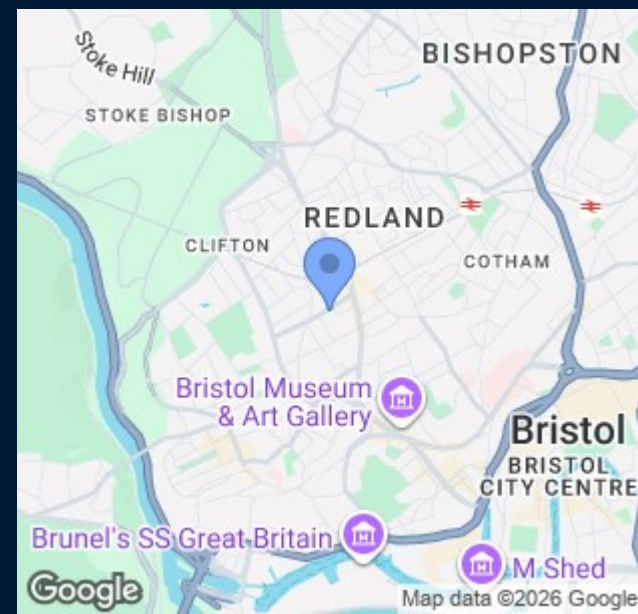
## CONTROL OF ASBESTOS REGULATIONS

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.

## CODE FOR LEASING BUSINESS PREMISES

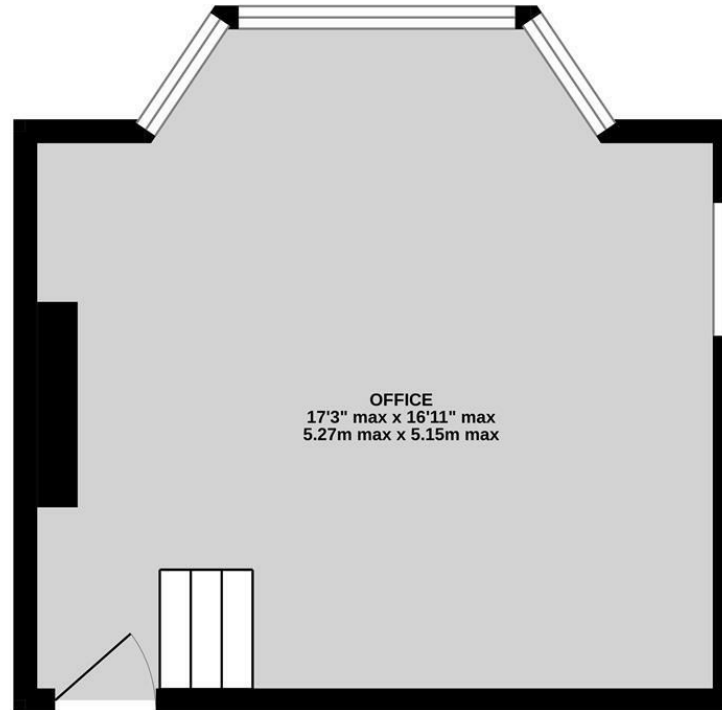
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.





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  
270 sq.ft. (25.1 sq.m.) approx.



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