



# MAGGS & ALLEN

14 WHITELADIES ROAD  
CLIFTON, BRISTOL, BS8 1PD

**£35,000 Per Annum**

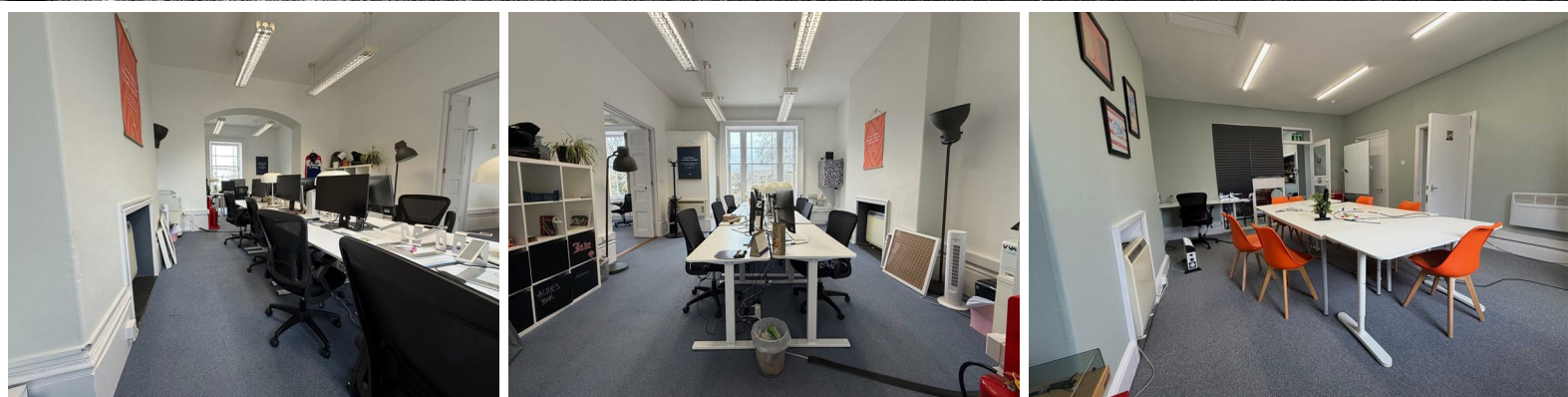
- Well presented offices
- Approximately 1,312 sq ft
- Arranged over 2 floors
- Designated parking



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

Attractive office accommodation of approximately 1,312 sq ft, spread over 2 floors. The premises feature a main open plan office with 2 private office suites, meeting room, and breakout area, with abundant natural light throughout and tandem parking for 4 vehicles.

## LOCATION

The property occupies a prominent and highly visible location on Whiteladies Road, one of Bristol's most sought after commercial areas. It is situated just a short walk from The Triangle, providing easy access to a wide range of retail, dining, and leisure amenities, as well as excellent transport links to the city centre and surrounding areas.

## OUTSIDE

Parking for 4 vehicles in tandem. Further parking is available by separate negotiation.

## BUSINESS RATES

The rateable value for the first floor with effect from 2026 is: £15,000.

The rateable value for the second floor with effect from 2026 is: £12,750.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: TBC.

## LEASE DETAILS

The offices are available to let on an internal repairing basis with no service charge. Each party to incur their own respective legal fees.

## 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.

## CONTROL OF ASBESTOS REGULATIONS

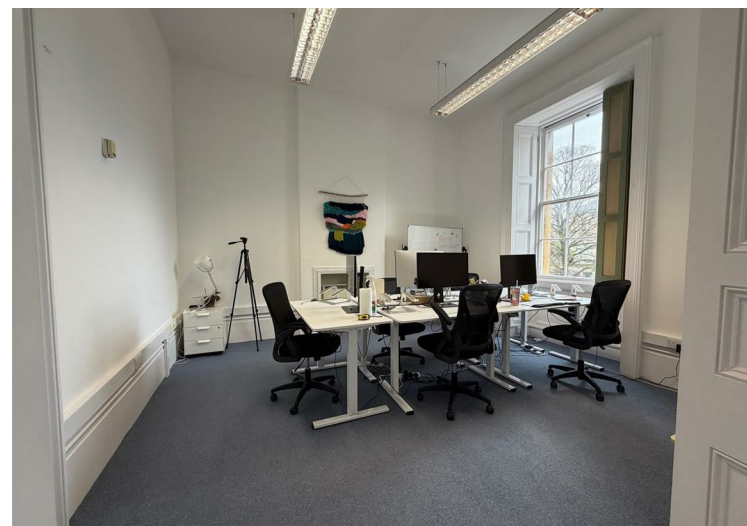
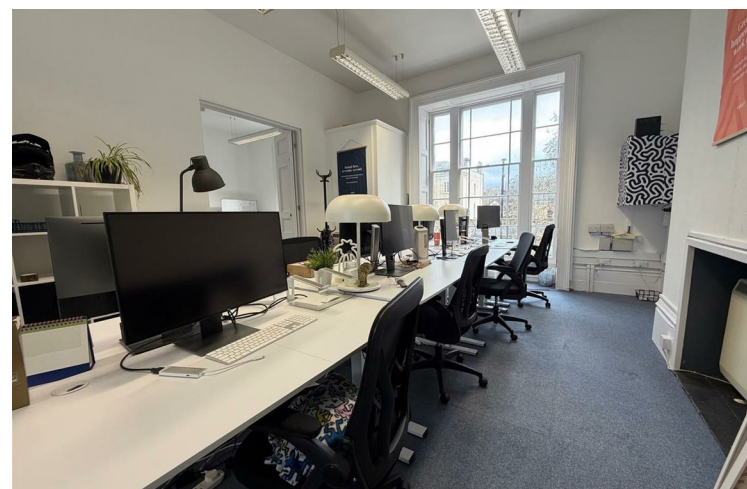
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

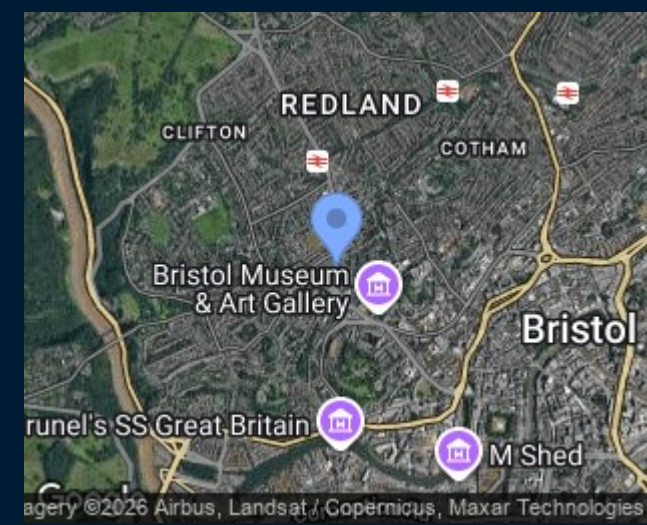
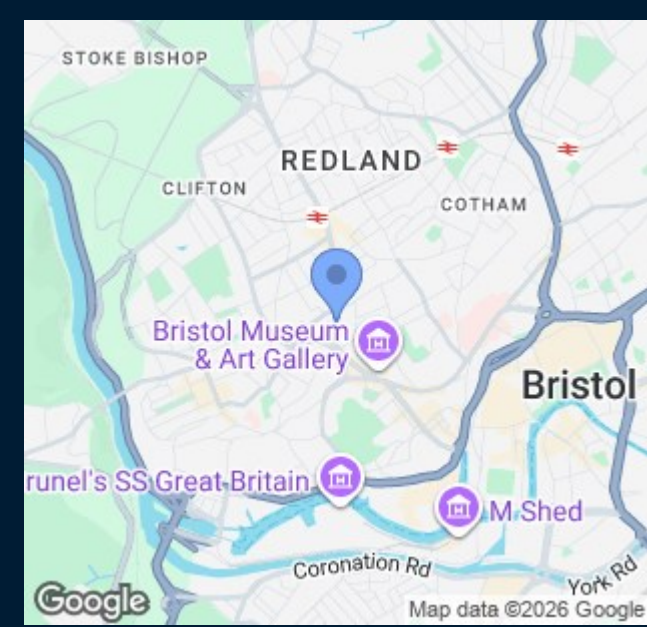
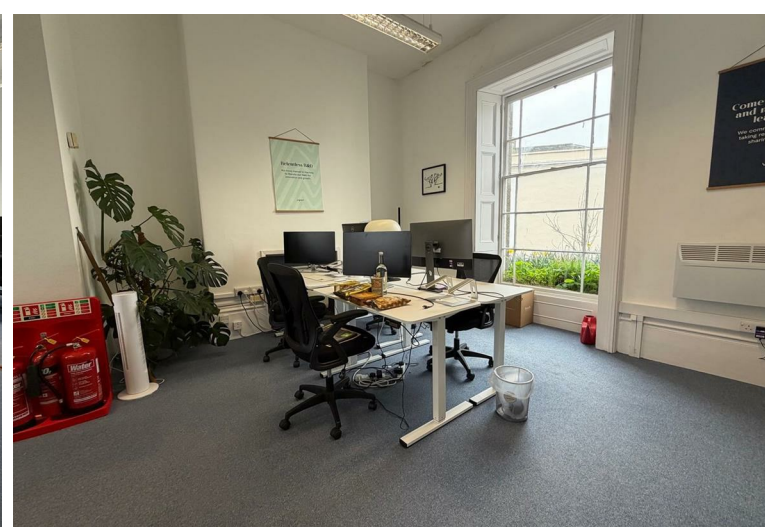
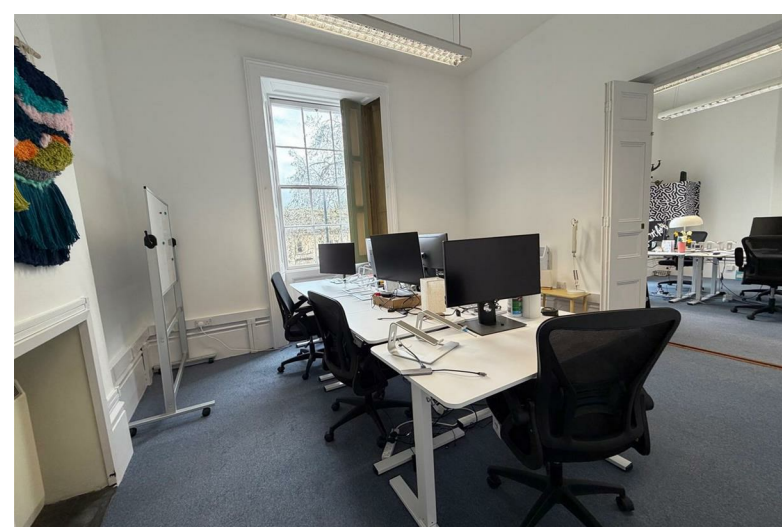
## TENANT APPLICATION FEE

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.

## CODE FOR LEASING BUSINESS PREMISES

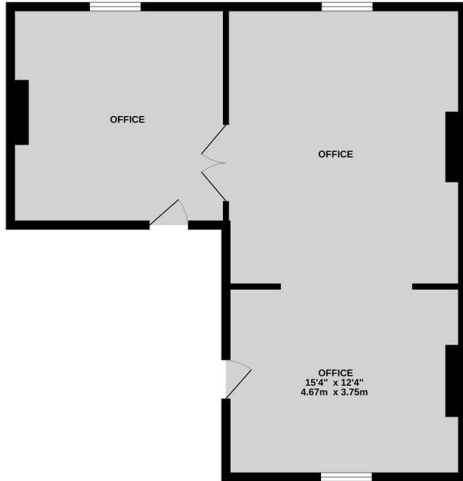
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.



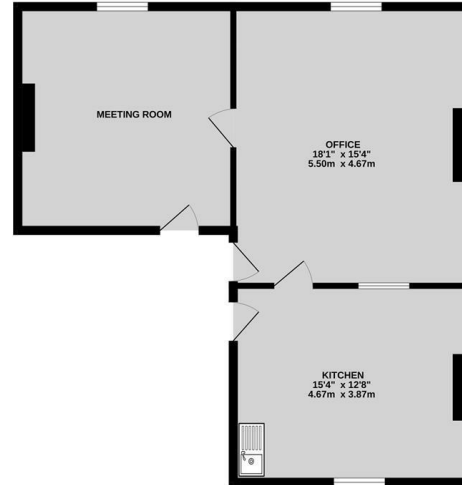


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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

FIRST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



SECOND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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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