



# MAGGS & ALLEN

32 WHITELADIES ROAD  
CLIFTON, BRISTOL, BS8 2LG

**£36,000 Per Annum**

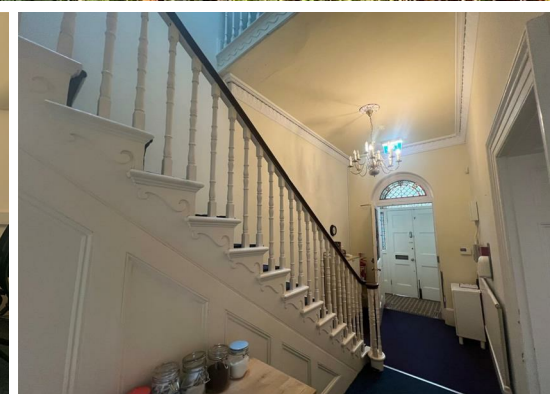
- Attractive period offices
- Approximately 1,440 sq ft (NIA)
- Parking for 3 vehicles
- Great location



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

**0117 973 4940**

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





## DESCRIPTION

An attractive period office building providing approximately 1,440 sq ft (Net Internal Area) / 2,078 sq ft (GIA) arranged over 3 floors. The property retains many original features, offering a blend of character and functionality. Benefits include 3 rear parking spaces, a valuable asset in this sought after location.

## LOCATION

The property is situated in a prominent position on Whiteladies Road, within close proximity to the BBC, Royal West of England Academy, The Victoria Rooms and Clifton Train Station. The office is also located within easy reach of the shops and amenities of Clifton Triangle and Whiteladies Road.

## LEASE DETAILS

The offices are available to let on an effectively new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

## PARKING

The offices benefit from 3 parking spaces.

## BUSINESS RATES

The rateable value with effect from April 2023 is £20,250.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: D. Valid until 17 November 2035.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment with Maggs & Allen.

## FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

## 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

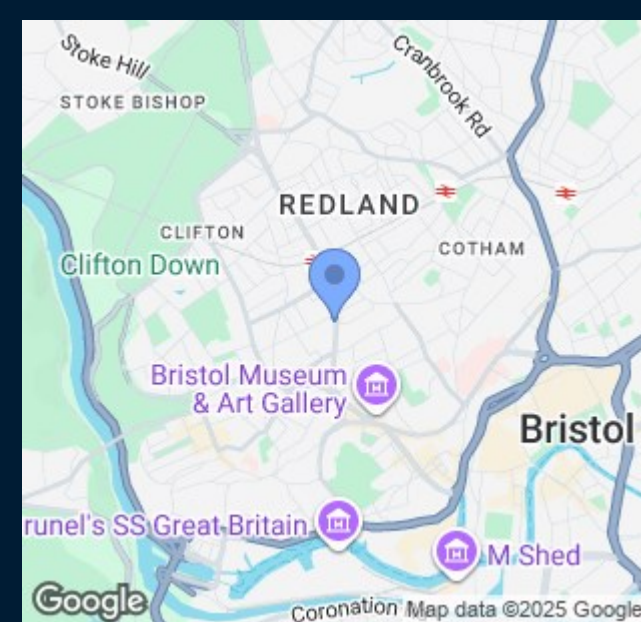
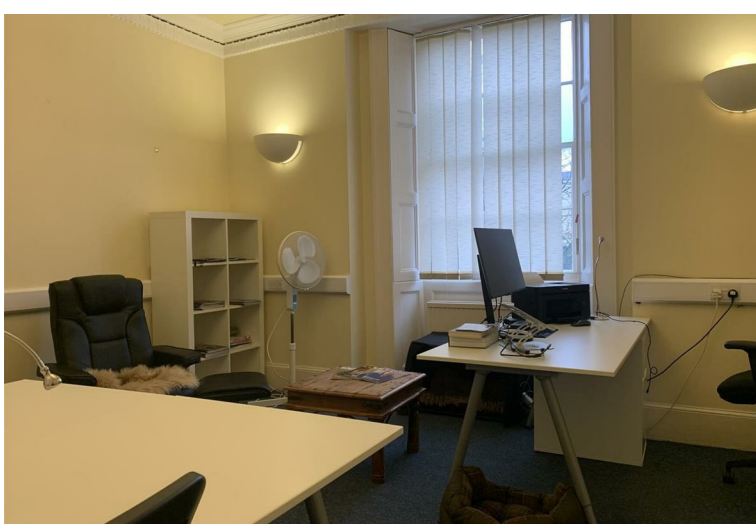
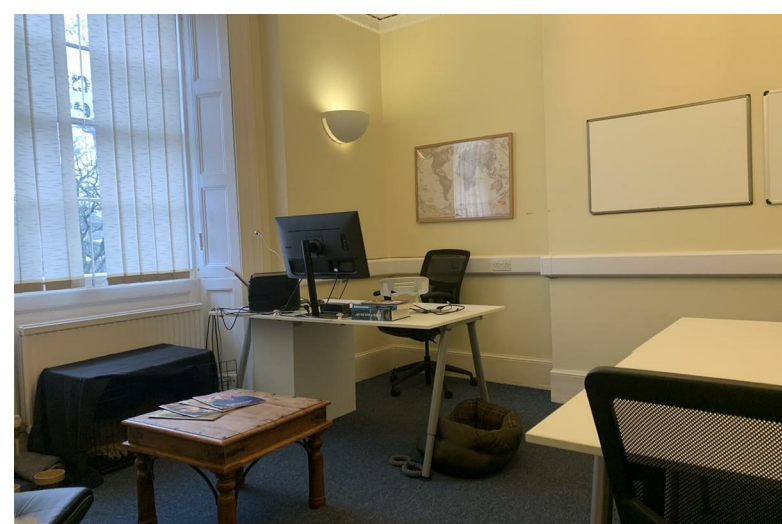
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained 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.



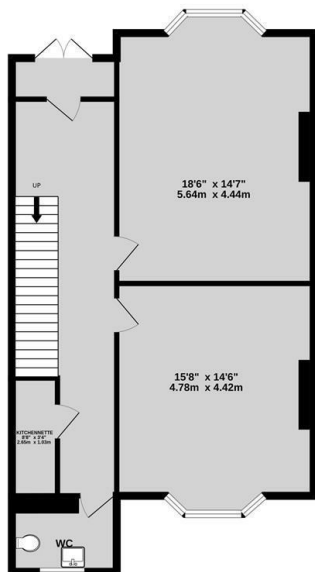




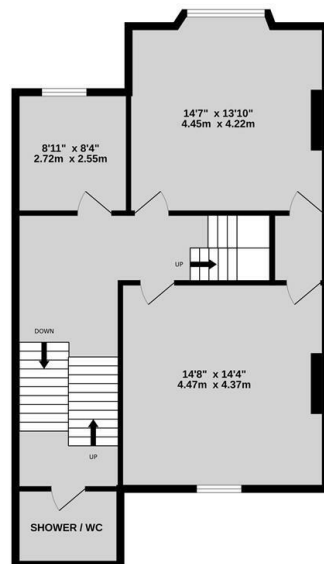
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



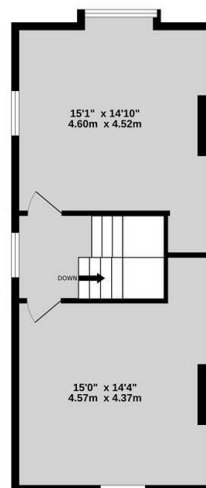
GROUND FLOOR  
795 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR  
786 sq.ft. (72.6 sq.m.) approx.

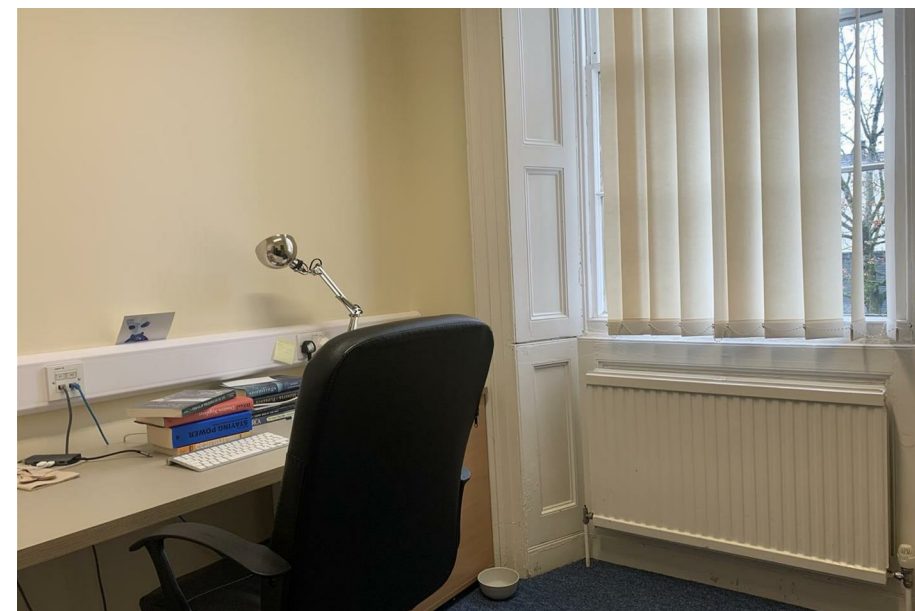


2ND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 2078 sq.ft. (193.0 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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