



SUITE D 16 WHITELADIES ROAD
CLIFTON, BRISTOL, BS8 2LG



£650 PER MONTH

Attractive period office of approx. 200 sq ft situated in a highly prominent and desirable location on Whiteladies Road, within close proximity of the Clifton Triangle.

The office is available on an effectively all inclusive basis, inclusive of secure fibre broadband, use of communal kitchenette and toilet facilities and central heating. Electric is recharged to the tenant on a fair proportion basis (calculated based on the floor area). Parking is available by separate negotiation.

Offered to let on 12 month License to Occupy basis.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK



SUITE D 16 WHITELADIES ROAD, CLIFTON, BRISTOL, BS8 2LG

DESCRIPTION

An attractive second floor period office of approximately 200 sq ft situated in a highly prominent and desirable location on Whiteladies Road, within close proximity of the Clifton Triangle.

The office is available to let on an effectively all inclusive basis (except for electric use) and we understand are also below the threshold to allow for full small business rate relief.

LOCATION

The offices are situated in a prime position on the junction of Whiteladies Road and St Paul's Road.

PARKING

Available at £1,800 pa per space.

BUSINESS RATES

The rateable value with effect from April 2023 is £3,400 We would therefore expect those eligible for small business relief to benefit from 100% exemption, but all interested parties should confirm directly with Bristol City Council.

ENERGY PERFORMANCE CERTIFICATE

Rating: D (expires December 2025).

LEASE DETAILS

The office is available to let on a 12 month License to Occupy basis, inclusive of water, broadband, 24/7 access, secure fibre broadband, use of kitchenette and toilet facilities and cleaning/waste disposal. Electric use is recharged to the tenant based on a fair proportion basis (based on floor area). Use of meeting rooms, virtual receptionist, IT support and parking is also available by separate negotiation.

VAT

We understand the building is not elected for VAT.

VIEWINGS

Strictly by appointment with Maggs & Allen.

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.

NOTES

Please note the photos used are library images.

TENANT APPLICATION FEE

The incoming 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.



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.