



# MAGGS & ALLEN

80 QUEENS ROAD  
CLIFTON, BRISTOL, BS8 1QU

**£1,600 Per Calendar Month**

- Well presented office
- Approximately 511 sq ft
- Inclusive of utilities
- No service charge
- Other suites available



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

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



## DESCRIPTION

A well presented office suite extending to approximately 511 sq ft, thoughtfully arranged to provide a spacious open plan working area with the benefit of adjoining separate offices and kitchenette. The layout offers excellent flexibility, accommodating both collaborative and individual working styles.

In addition to office use, the premises may be suitable for a range of alternative uses, including beauty, aesthetics, or studio space, subject to consent.

A key feature of the space is its attractive outlook, with pleasant views over The Triangle, creating a bright and enjoyable working environment.

## LOCATION

The property occupies a prime and highly prominent position on Queens Road, directly opposite Waitrose and a stones throw from The Triangle, placing it in a well connected and convenient location.

## LEASE DETAILS

The offices are available to let on a new effectively internal repairing basis, inclusive of services, broadband and with no service charge.

## BUSINESS RATES

The rateable value with effect from 2026 is: £15,000.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: E (valid until June 2029)

## 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

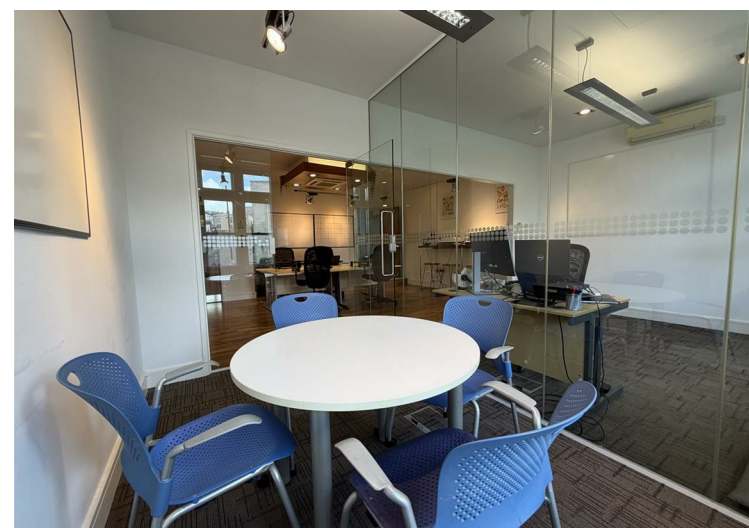
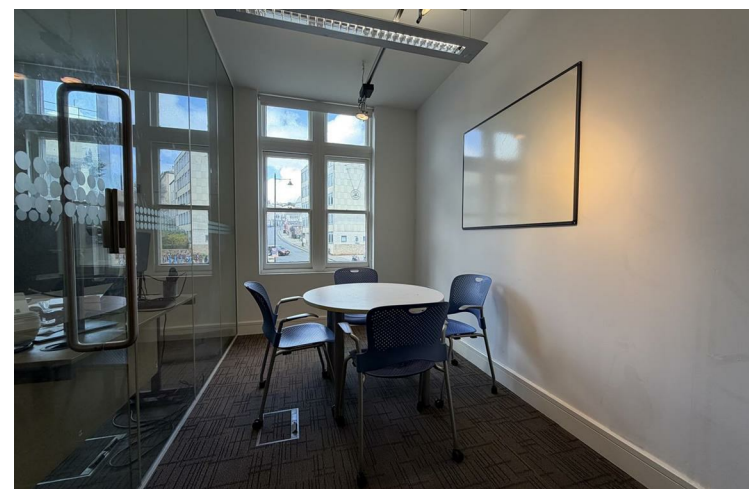
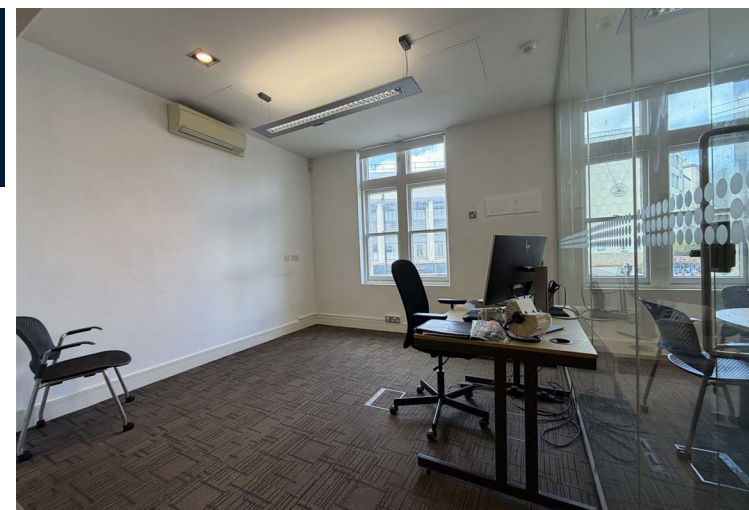
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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

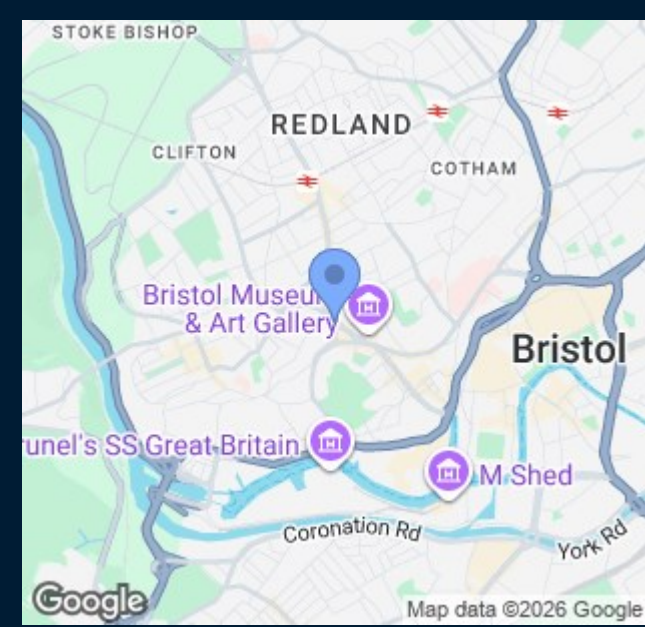
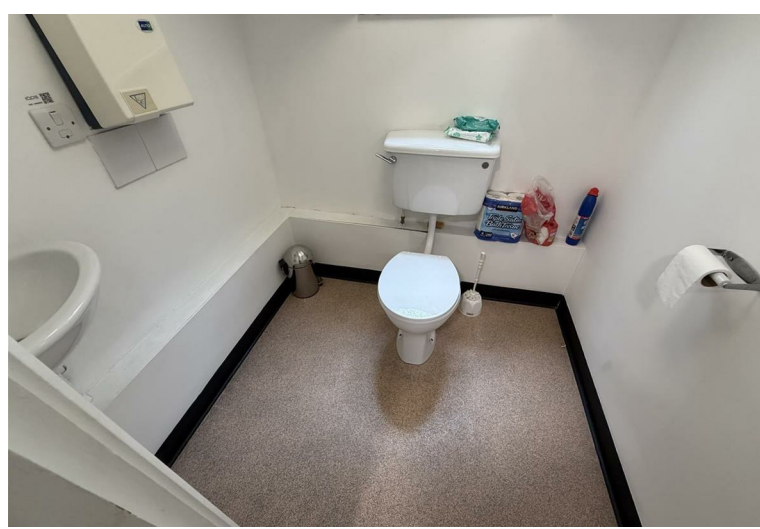
## CODE FOR LEASING BUSINESS PREMISES

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

## OTHER AVAILABILITY

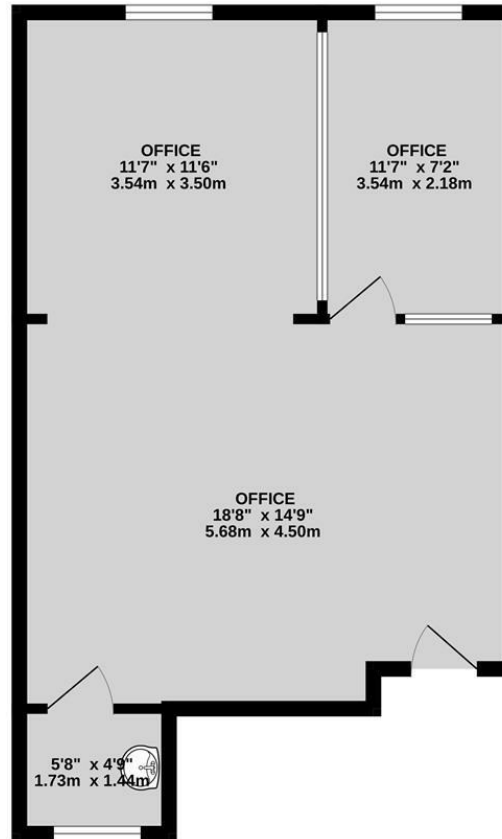
Please note, suite E is also available to let at £1,370pcm (approx. 436 sq ft).





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  
511 sq.ft. (47.5 sq.m.) approx.



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