



# MAGGS & ALLEN

REAR OFFICE  
SUITE 1, 106  
WHITELADIES ROAD  
CLIFTON, BRISTOL, BS8 2QW

**£1,400 Per Calendar Month**

- High Specification
- Grade II Listed
- Approx 218 ft<sup>2</sup>
- Shared Meeting Room
- Shower Facilities
- Parking Available\*



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

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

## DESCRIPTION

A stunning Grade II listed office which has been extensively refurbished to the highest standard. The office provides approx. 218 ft<sup>2</sup> but also benefits from the shared use of a large imposing entrance atrium, kitchen, toilet and shower facilities, and the shared use of a further meeting area. Additional benefits include LED lighting, air conditioning, and bike store (for 2 bikes).

The office is offered to let on an internal 'all inclusive' basis, inclusive of utilities, insurance and service charge. Parking is also available by separate negotiation.

## LOCATION

The offices are located in a prime position on Whiteladies Road benefiting from an imposing front facade and are well positioned within easy reach of the Durdham Downs, and Clifton Down Train Station.

## SHARED FACILITIES

The unit benefits from shared use of the kitchen, various toilets, and shower room. The ground floor meeting room can be used via a booking system. The tenants will be permitted to use the front door, and the entrance atrium can be used as a waiting area if required.

## BUSINESS RATES

Business rates are included in the rent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## PARKING

Secure undercroft parking is also available by separate negotiation.

## LEASE DETAILS

The offices are available on an effectively all inclusive/internal repairing basis (on a 12 month License Agreement), inclusive of service charge, insurance, gas, water and electric (but excluding broadband/phone). The office would suit up to a maximum of 6 people. The desks/furniture is not included. Each party to incur their own respective legal fees.

## TENANT APPLICATION FEE

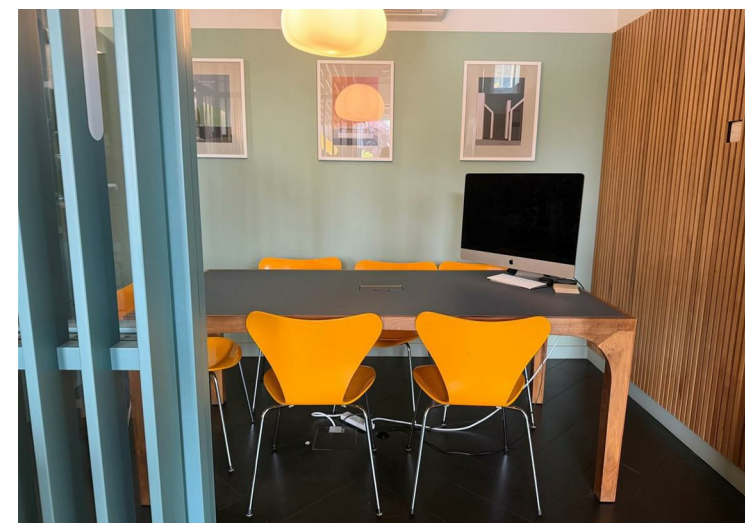
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

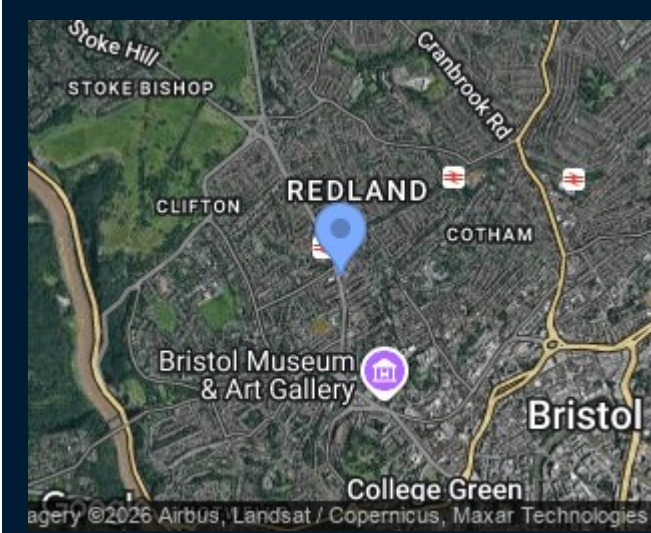
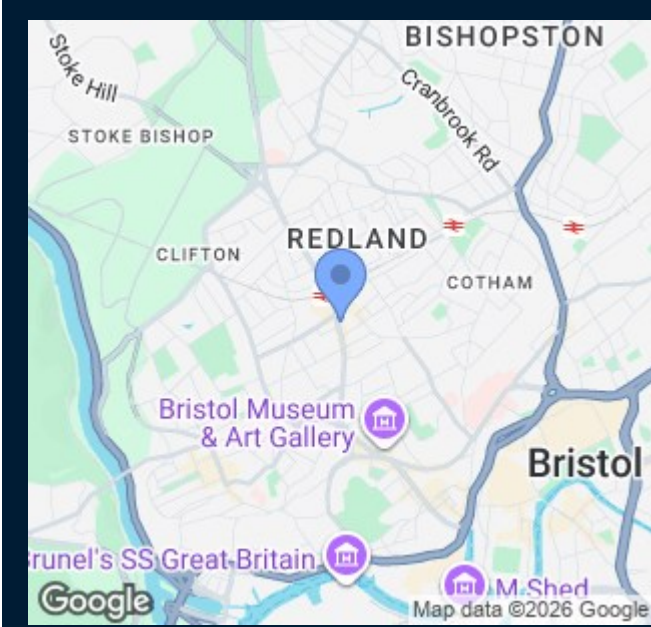
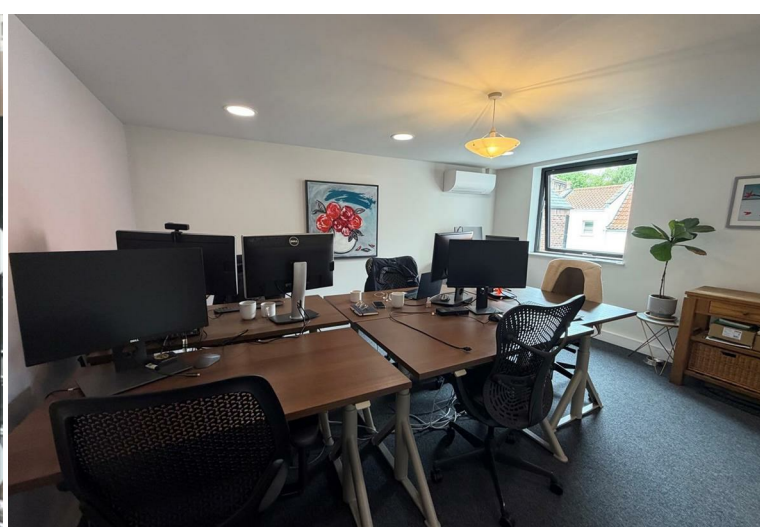
## FLOOR PLAN/PHOTOS

The floor plan is provided for indicative purposes only and should not be relied upon. The available office (Office Space 4) is located to the rear of the first floor. Please note, some of the photos used are general library photos of the development.

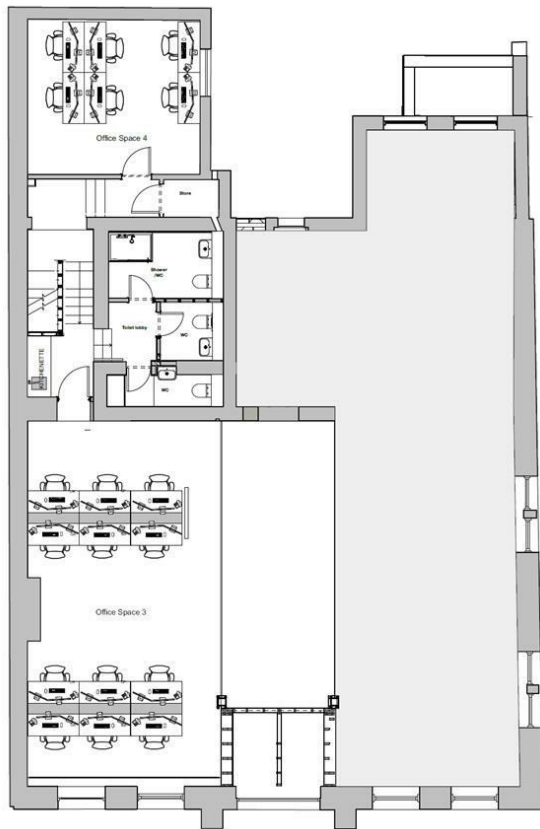
## VIEWINGS

Strictly by appointment only.

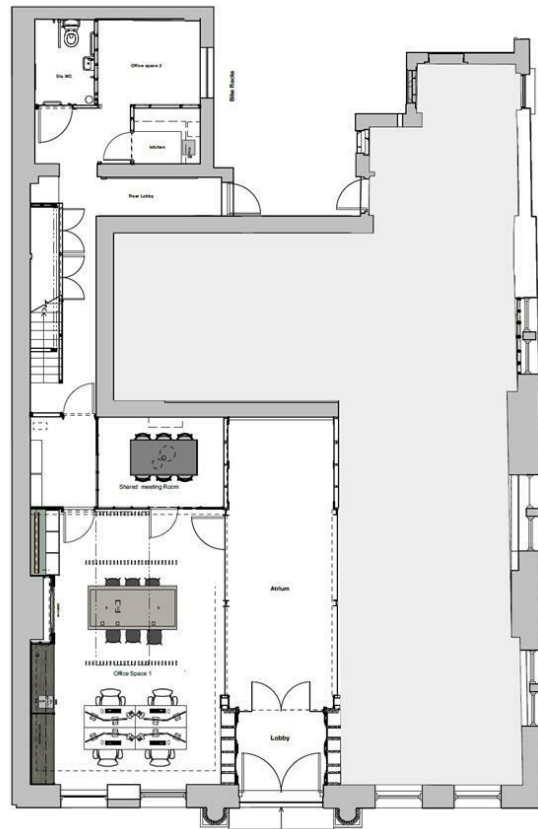




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



GROUND FLOOR PLAN



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