



# MAGGS & ALLEN

RODNEY HOUSE CLIFTON DOWN  
ROAD  
BRISTOL, BS8 4AL

£800 Per Calendar Month

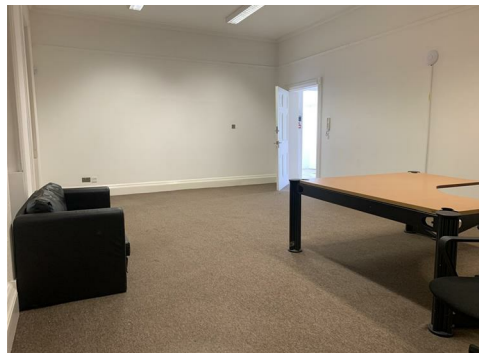
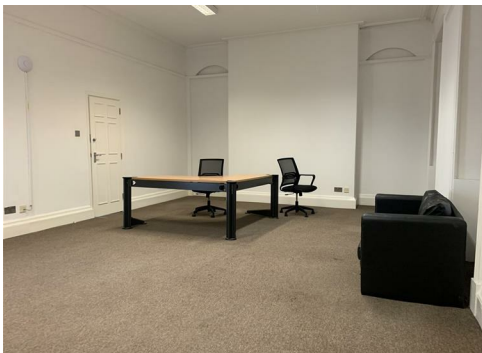
- Period office block
- Clifton Village
- 2 office suites available



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

**0117 973 4940**

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



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## DESCRIPTION

These charming period offices, set within a historic building, provide a unique and inspiring work environment. Each office retains classic architectural features while offering modern amenities to meet your business needs. The offices available measure approximately 235 sq ft - 440 sq ft and are offered to let on an effectively all inclusive basis.

## LOCATION

The offices are ideally located in Clifton Village, close to the scenic expanse of The Downs. Clifton Village is a charming and historic area in the city of Bristol, known for its picturesque streets, vibrant community, and unique architectural heritage. This affluent neighborhood offers a mix of independent shops, cafes, and restaurants, making it a popular destination for both locals and visitors.

## CURRENT AVAILABILITY

Suite 11 - £800pcm (approx. 235 sq ft)

## LEASE DETAILS

The offices are available to let inclusive of services, secure broadband, waste collection and 24/7 access. Each party to incur their own respective legal costs.

## BUSINESS RATES

We understand the office suites are eligible for small business rate relief. However, we advise all interested parties to confirm directly with the local authority.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

We understand as the property is a listed building an EPC is not required.

## FLOOR PLAN

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

## VAT

We understand that VAT is not applicable.

## VIEWINGS

By appointment with Maggs & Allen.

## TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £250 plus VAT (£300 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.

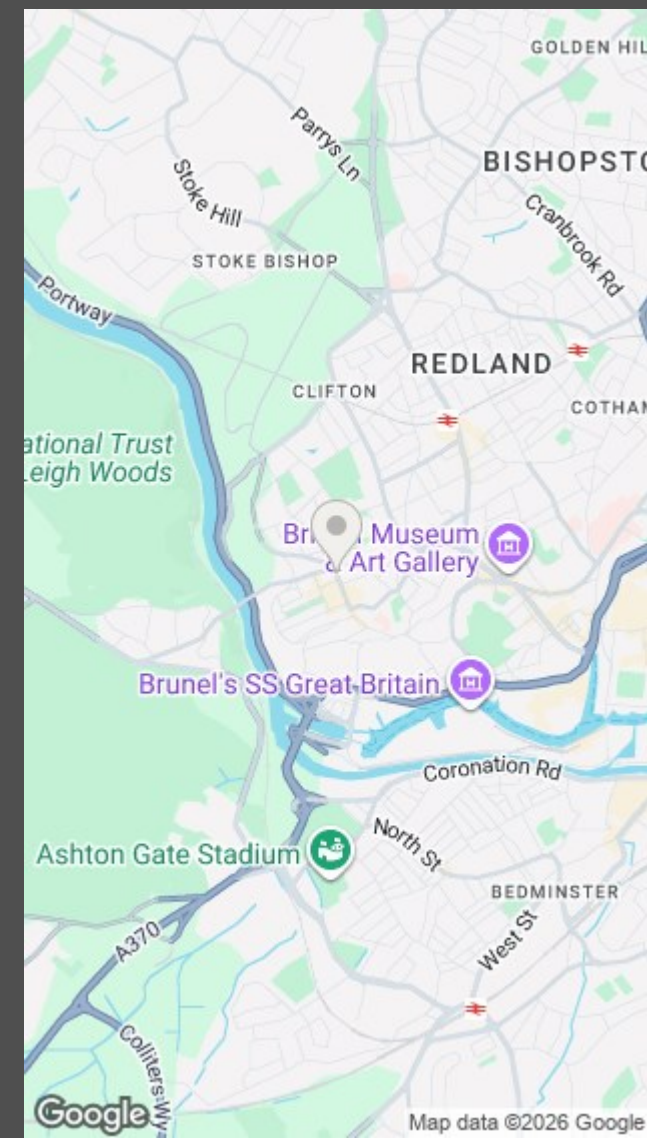
## CONTROL OF ASBESTOS REGULATIONS

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

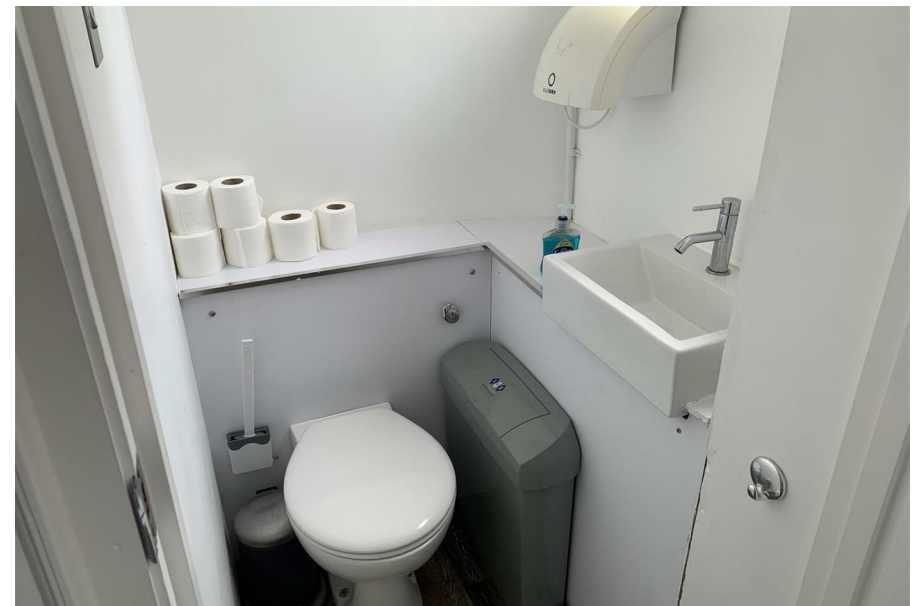
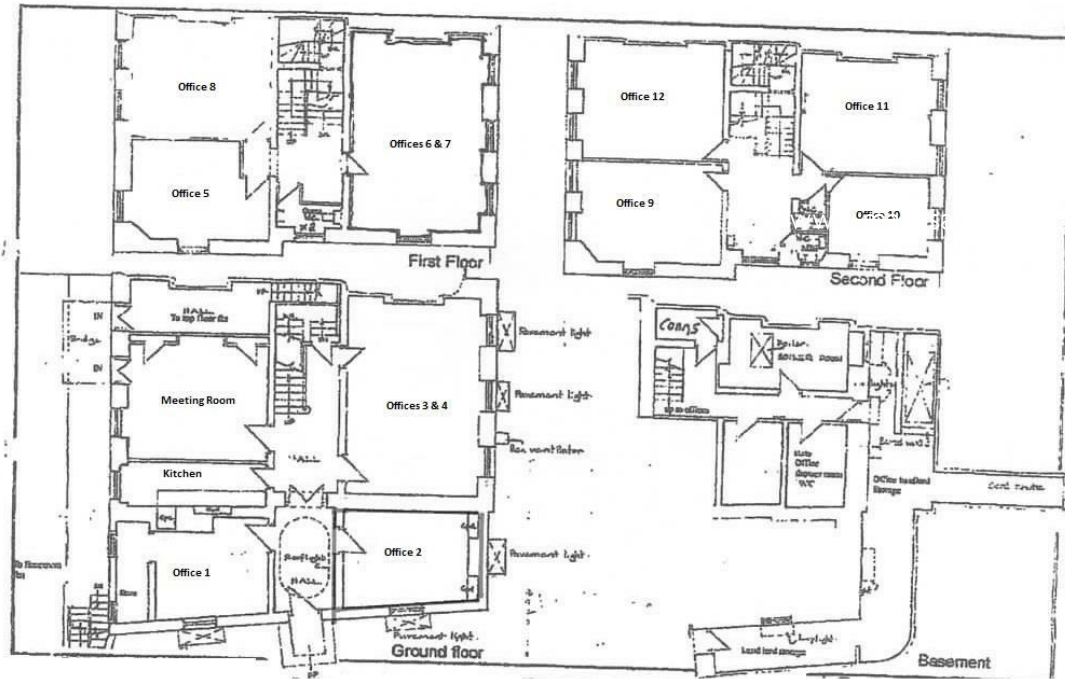
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.





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.





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