

# MAGGS & ALLEN

TYNDALL HOUSE  
17 WHITELADIES ROAD  
CLIFTON, BRISTOL, BS8 1PB

**£80,000 Per Annum**

- Prominent HQ Position
- Whiteladies Road
- Recently Refurbished
- Approx. 3,200 ft²
- New LED Lighting
- Air Con Heating/Cooling
- Ample Parking Available
- New Lease Available



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

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





## DESCRIPTION

A stunning four storey period office Head Quarters situated in a highly prominent position in the heart of Clifton, on Whiteladies Road. The offices benefit from two kitchens, shower faculties and a significant parking provision. The property has recently been refurbishment with new LED lighting, and will have a new VRF heating/cooling system.

The offices are available as a whole or as two separate demises, ranging from approx. 1,535 ft<sup>2</sup> - 3,320 ft<sup>2</sup>.

## LOCATION

The property is situated in a highly prominent position on the junction of Whiteladies Road and St Paul's Road/Tyndall's Park 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.

## SCHEDULE OF ACCOMODATION (APPROX.)

Ground Floor & First Floor: Approx 1,785 ft<sup>2</sup> (166m<sup>2</sup>)

Second Floor & Top Floor: Approx 1,535 ft<sup>2</sup> (143m<sup>2</sup>)

Parking - 10 Tandem parking space are included in the combined offering, although further parking is also available by negotiation.

## RENT

The 4 floors are available to let at £80,00pa.

A lease of the Ground & First Floor, or Second & Top Floor, will also be considered based on a rent of £25 per ft<sup>2</sup>.

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £49,250. This reflects the vale of the 4 floors combined.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D valid to March 2030. However, due to the improvements being implemented we are hopeful this can be increased.

## 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. We understand the building is opted for VAT and therefore VAT will be applied to the rent.

## 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.

## LEASE DETAILS

The offices are offered to let on a new internal repairing and insuring basis subject to service charge. Service charge details available on request. Each party to incur their own respective legal fees.

## 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.

## VIEWINGS

By appointment.

## NOTES

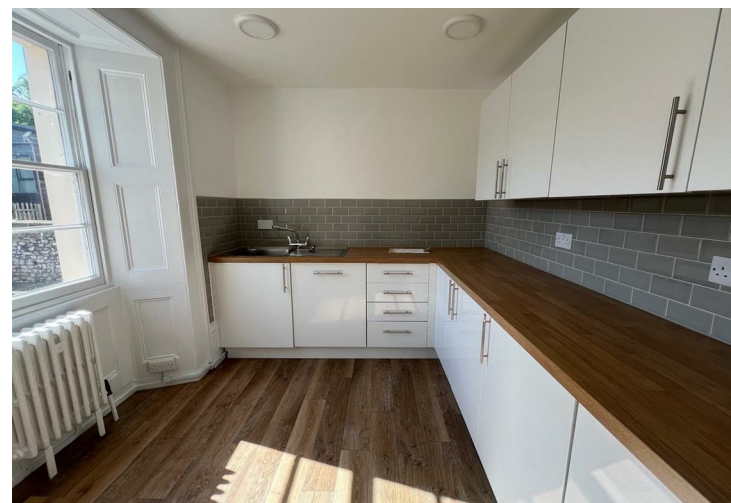
Please note, the landlord is a connected party to Maggs & Allen.

## CONTROL OF ASBESTOS REGULATIONS

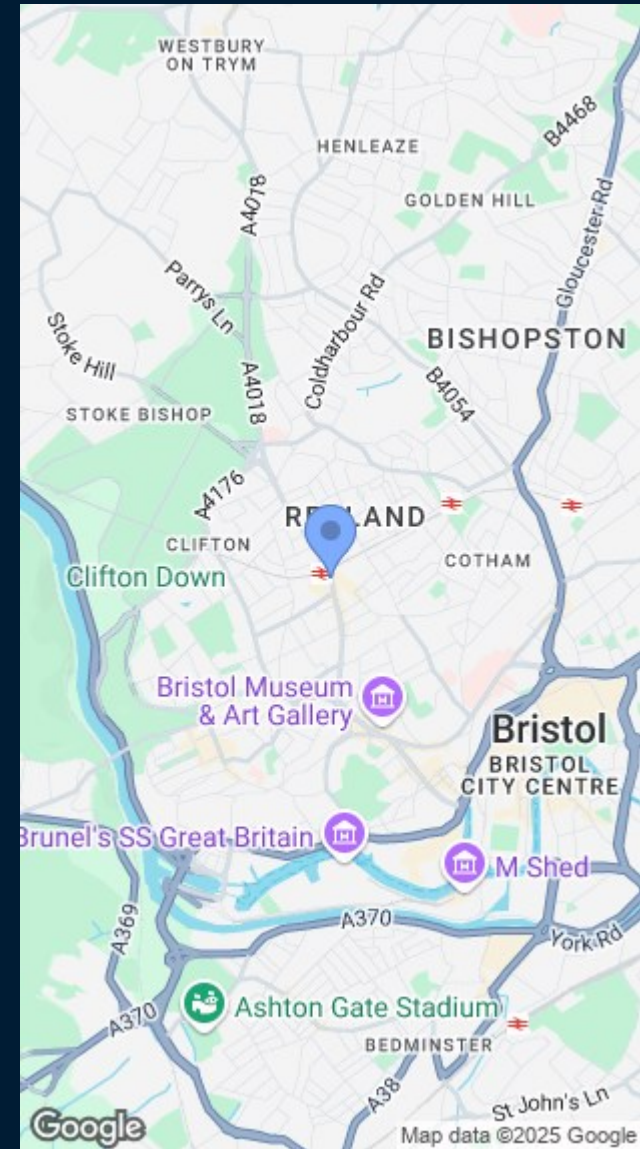
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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

## JOINT AGENTS

Joint Agents with Savills  
(Sam Williams / Harry Allen)



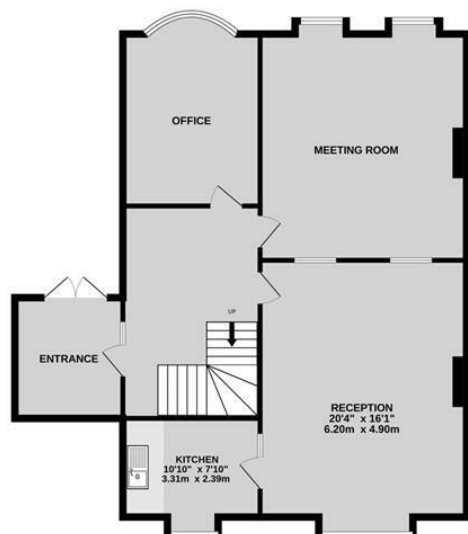




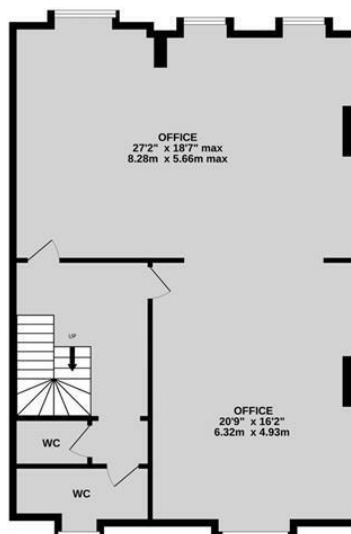
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



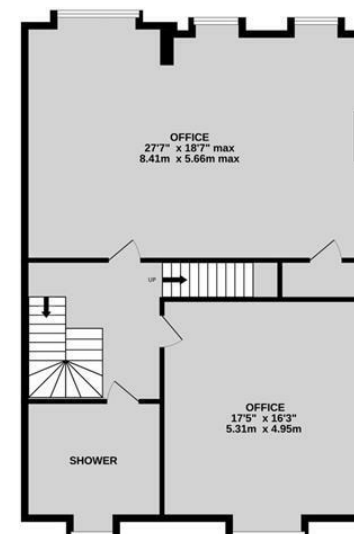
GROUND FLOOR  
1145 sq.ft. (106.4 sq.m.) approx.



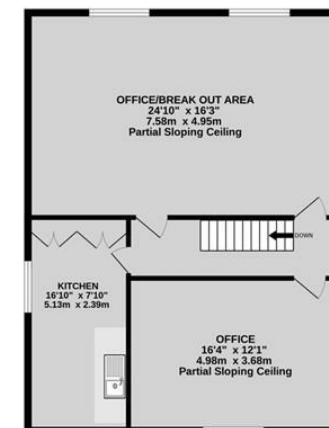
1ST FLOOR  
1154 sq.ft. (107.2 sq.m.) approx.



2ND FLOOR  
1069 sq.ft. (99.3 sq.m.) approx.



3RD FLOOR  
822 sq.ft. (76.3 sq.m.) approx.



**TOTAL FLOOR AREA : 4190 sq.ft. (389.2 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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