

MAGGS & ALLEN

SECOND FLOOR
REFLECTIONS HOUSE
26 OAKFIELD ROAD CLIFTON,
BRISTOL, BS8 2AT

£825 Per Month

- Grade II listed
- Approximately 450 ft²
- Parking Available by Negotiation
- Private Roof Terrace
- Located between Whiteladies Rd & Pembroke Rd



Commercial & Investment
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DESCRIPTION

A well presented second floor office of approximately 450 ft² (NIA) situated within a stunning Grade II listed period property on Oakfield Road, Clifton. The office benefits from communal gas central heating, male and female toilet facilities, and kitchenette. A standout feature is the large private roof terrace, providing a perfect space for breaks or informal meetings. The offices are available to let on a new term and allocated parking is also available by separate negotiation.

LOCATION

Reflections House is ideally located on Oakfield Road, nestled between Pembroke Road and Whiteladies Road in the heart of Clifton. This prime position offers excellent connectivity and convenience, with a wealth of local amenities, transport links, and vibrant business surroundings.

ACCOMODATION

Approx. 450 ft² (plus roof terrace).

QUOTING RENT

£10,000pa exclusive.

LEASE INFORMATION

The offices are available to let on a new internal repairing and insuring lease, subject to service charge (further details on request).

Each party to incur their own respective legal fees.

PARKING

Allocated parking is available by separate negotiation at £1,500pa per space.

FLOOR PLAN

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

EPC

Rating: E valid to April 2029.

BUSINESS RATES

The rateable value for the offices, with effect from April 2023 is £4,750. We would therefore expect those eligible for small business relief to benefit from nil rates at this time, but interested parties should confirm directly with Bristol City Council.

VIEWINGS

By appointment with Maggs and Allen

VAT

We understand VAT is applicable to the rent and service charge.

CODE FOR LEASING BUSINESS PREMISES

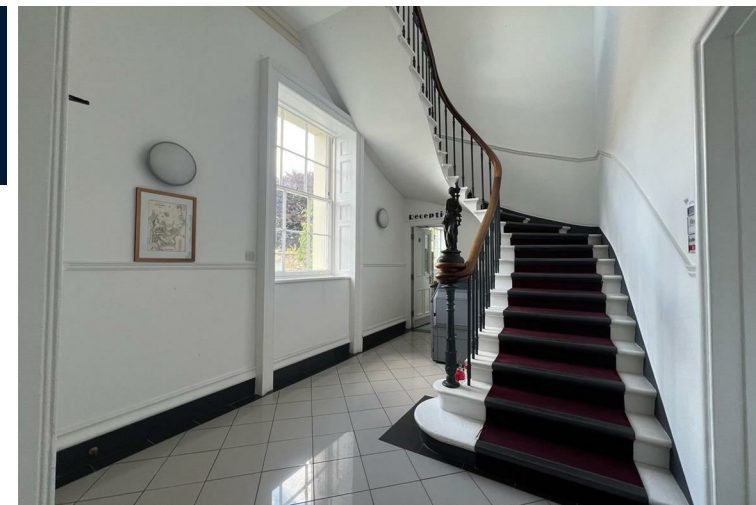
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

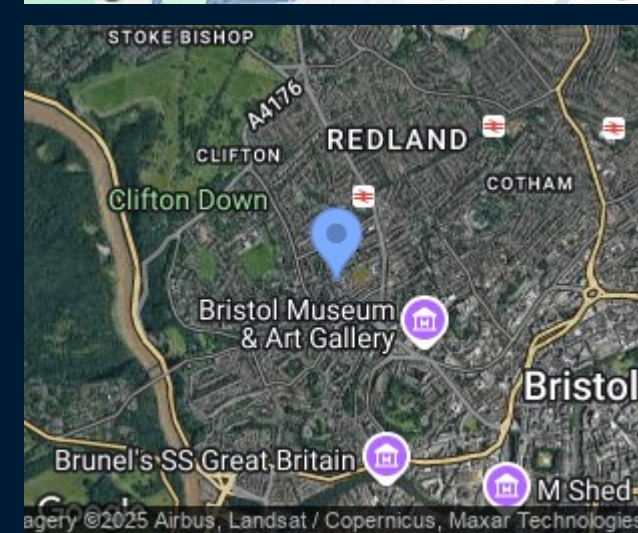
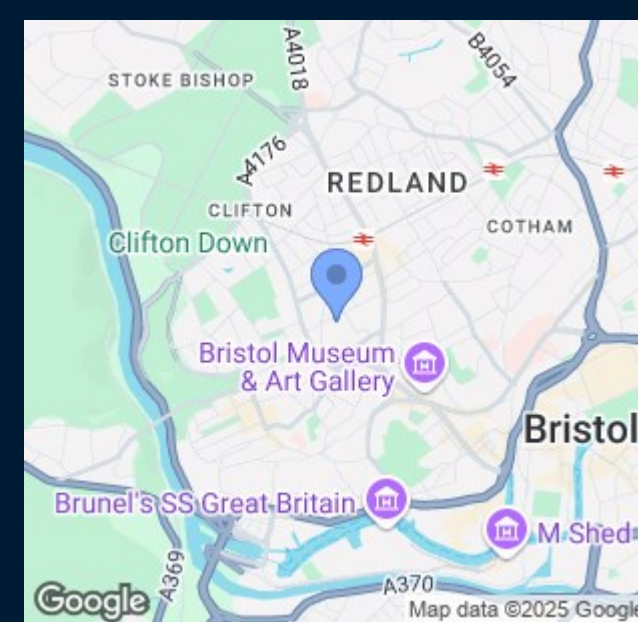
TENANT APPLICATION FEE

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 as part of the Money Laundering Regulations, we will require all prospective tenants to provide the necessary identification documents.

CONTROL OF ASBESTOS

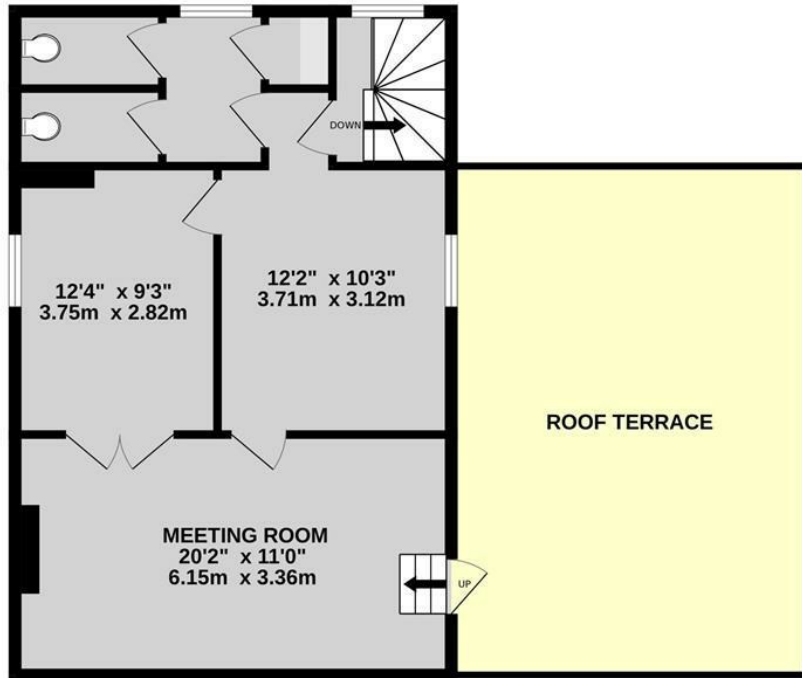
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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





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.

SECOND FLOOR
602 sq.ft. (55.9 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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