

26 OAKFIELD ROAD  
CLIFTON, BRISTOL, BS8 2AT

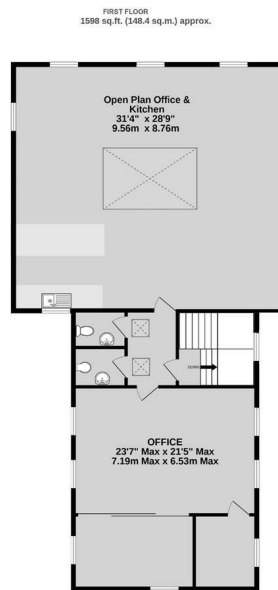


## £30,000 PER ANNUM

A self-contained first floor office suite of approx. 1,409 sq ft (130.9 sqm) situated in a this stunning gated courtyard office development on Oakfield Road, between Whiteladies Road and Pembroke Road. Benefits include gas central heating and air conditioning and 2x WCs. Allocated parking and further office accommodation is also available by separate negotiation.

Offered to let on a new internal repairing and insuring basis subject to estate service charge.

# FIRST FLOOR COURTYARD HOUSE, 26 OAKFIELD ROAD, CLIFTON, BRISTOL, BS8 2AT



## DESCRIPTION

An impressive first floor office suite situated in an attractive courtyard development in Clifton. The offices benefit from air conditioning, communal gas central heating, male and female toilet facilities, modern kitchenette, windows to all elevations, private entrance, availability of leased lines for high speed broadband (by separate negotiation), and allocated parking (by separate negotiation).

## LOCATION

Situated in a highly sought after location between Whiteladies Road and Pembroke Road, Clifton.

## BUSINESS RATES

The rateable value with effect from April 2017 is £21,750pa although this includes 3 parking spaces and will therefore need to be recalculated depending on the parking provision required.

## ENERGY PERFORMANCE CERTIFICATE

Rating: D (expires September 2023).

## PARKING

Off-street parking is available to let at approximately £1,500pa per space.

## FURTHER OFFICE ACCOMODATION

The ground floor office (600 sq ft) is also available to let by separate negotiation.

## 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.  
VAT is applicable to all figures quoted.

## LEASE DETAILS

The office is available to let on a new internal repairing and insuring basis, subject to service charge. Details of the service charge available on requested. Each party to incur their own respective legal fees. The lease will be excluded from The Landlord & Tenant Act 1954.

The offices are available from August 2022.

We understand the desks and chairs may also be available by separate negotiation.

## 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

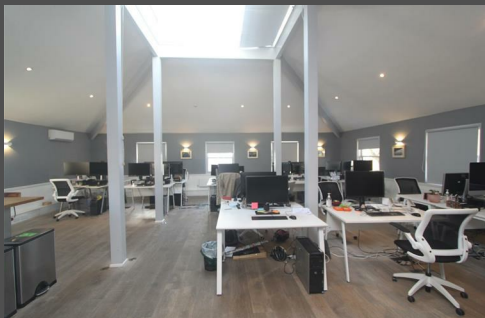
The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## VIEWINGS

Strictly by Appointment with Maggs and 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.



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.