

TO LET

1ST MONTH RENT FREE



**FIRST FLOOR OFFICE
15 WHITELADIES RD, BRISTOL**

FIRST FLOOR OFFICE SUITE AVAILABLE

15 WHITELADIES ROAD, CLIFTON, BRISTOL, BS8 1PB

ONSITE CAR PARKING AVAILABLE

FIRST FLOOR OFFICE "THE LIBRARY" - 227 SQ FT (21 SQ M)

- **Flexible leases**
- **Excellent location**
- **Onsite car parking available**

LOCATION

The property is situated fronting onto Whiteladies Road, a prime Clifton location, within approximately 1km of Bristol city centre. Clifton is a popular office location. The property is close to high quality amenities, retail and leisure outlets that characterise this fashionable part of Bristol.

CONTACT

Carter Jonas LLP

St Catherine's Court, Berkeley
Place, Bristol, BS8 1BQ

carterjonas.co.uk/commercial

Andrew Hardwick

Partner

0117 922 1222 | 07771 820053

andrew.hardwick@carterjonas.co.uk

Aerin Thomas

Graduate Surveyor

0117 922 1222 | 07990 558726

aerin.thomas@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

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FIRST FLOOR OFFICE 15 WHITELADIES RD, BRISTOL

DESCRIPTION

15 Whiteladies comprises a detached period office building with available accommodation arranged on the First floor. The accommodation presents well and provides the following amenities:

- Secure individual office rooms
- 24/7 access control and door entry system
- High quality shared kitchen
- Shower & WC facilities
- Secure cycle storage

ACCOMMODATION

The available accommodation extends to approximately 227 sq ft (21 sq m) measured on a net internal area basis.

AREA	Sq Ft	Sq M
First Floor—The “Library”	227	21

PARKING

There are car parking spaces available on site through negotiation on a separate agreement.

BUSINESS RATES

Tenants will be directly responsible for business rates but may be able to benefit from small business rate relief.

LEASE

The offices are available subject to contract, on a lease/licence basis, for a flexible term to be agreed.

RENT

The Library—£950 PCM

Inclusive of service charge

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of B—40.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All terms quoted are exclusive of VAT.

VIEWINGS & FURTHER INFORMATION

Strictly via sole agents:

Andrew Hardwick: andrew.hardwick@carterjonas.co.uk | T: 0117 922 1222 | M: 07771 820053

Aerin Thomas: aerin.thomas@carterjonas.co.uk | T: 0117 922 1222 | M: 07990 558726

SUBJECT TO CONTRACT October 2026

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