

TO LET

1ST MONTH RENT FREE



GROUND & FIRST FLOOR OFFICES
15 WHITELADIES RD, BRISTOL

GROUND FLOOR & FIRST FLOOR OFFICE SUITES AVAILABLE

15 WHITELADIES ROAD, CLIFTON, BRISTOL, BS8 1PB

ONSITE CAR PARKING AVAILABLE

GROUND FLOOR OFFICE "THE MORNING ROOM" - 236 SQ FT (22 SQ M)

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

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IMPORTANT INFORMATION

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DESCRIPTION

15 Whiteladies comprises a detached period office building with available accommodation arranged on Ground Floor and 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 463 sq ft (43 sq m) measured on a net internal area basis.

AREA	Sq Ft	Sq M
First Floor—The “Library”	227	21
Ground Floor—The “Morning Room”	236	22

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

The Morning Room—£1,120 PCM

Exclusive of service charge, rates & VAT

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:

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SUBJECT TO CONTRACT June 2026

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