TO LET – 15 WHITELADIES ROAD

Carter Jonas



OFFICE SUITES AVAILABLE
15 WHITELADIES ROAD, CLIFTON, BRISTOL, BS8 1PB
ON SITE CAR PARKING AVAILABLE

FIRST FLOOR OFFICE 'THE LIBRARY' – 227 SQ FT (21 SQ M)
GROUND FLOOR OFFICE 'THE GREAT HALL' – 494 SQ FT (45.92 SQ M)

- **Flexible leases – suitable for a variety of uses**
- **Excellent location**

LOCATION

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

15 Whiteladies Road
Clifton
Bristol
BS8 1PB

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15 Whiteladies Road, Clifton

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DESCRIPTION
15 Whiteladies compromises a detached period office building with available accommodation arranged on the Ground and First Floors. 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 721 sq ft (66.92 sq m) measured on a net internal area basis:

First Floor – The 'Library' - 227 Sq Ft (21 Sq M)

Ground Floor – The 'Great Hall' – 494 Sq Ft (45.92 Sq M)
A spectacular and beautiful ground floor room

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

BUSINESS RATES
Tenants will be directly responsible for business rates but may be able to benefit from small business rates 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 'Great Hall' - £2,500 PCM
Inclusive of service charge.

EPC
The building has an EPC rating of B-40.

LEGAL COSTS
Each party to bear their own costs incurred in any transaction.

VAT
All figures within these terms are exclusive of VAT.

VIEWING AND FURTHER INFORMATION:

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SUBJECT TO CONTRACT

IMPORTANT INFORMATION
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