

TO LET

COMBE HOUSE, 33
OAKFIELD ROAD,
CLIFTON,
BRISTOL, CITY OF
BRISTOL
BS8 2AT

2,654 sq ft
246.56 sq m

- Attractive, well-modernised period office building
- 6 car parking spaces

carterjonas.co.uk/commercial



Carter Jonas

LOCATION

Combe House is located on the northern flank of Oakfield Road close to its junction with Leigh Road in Clifton close to busy retail positions in Queens Road and Whiteladies Road and within easy walking distance of Clifton Down Shopping Centre, Clifton Down railway station, the University of Bristol and the BBC.

ACCOMMODATION

Measured on a net internal area basis the following areas are estimated:-

Basement Storage 475 Sq ft 44.13 Sq m
Ground Floor 744 Sq ft 69.12 Sq m
Ground Floor Lobby 88 Sq ft 8.18 Sq m
First Floor 823 Sq ft 76.46 Sq m
Second Floor 524 Sq ft 48.68 Sq m
TOTAL: 2,654 sq ft 246.57 sq m

Name	Size
Basement Storage	475 sq ft (44.13 sq m)
Ground Floor	744 sq ft (69.12 sq m)
Ground Floor Lobby	88 sq ft (8.18 sq m)
First Floor	823 sq ft (76.46 sq m)
Second Floor	524 sq ft (48.68 sq m)
Total	2,654 sq ft (246.56 sq m)

TERMS

The building is offered to let on a new full repairing and insuring lease for a term of years to be agreed but granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

£56,000 per annum exclusive, subject to contract.

RATEABLE VALUE

Ground and Part First Floor Rateable Value £24,000
Part First Floor Rateable Value £3,150
Second Floor Rateable Value £7,200
1 Car Space Rateable Value £1,600
5 Car Spaces Rateable Value £8,100

EPC

The building has an EPC D 96 rating valid until 28th June 2025.

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 where applicable.

VIEWING

Strictly by appointment with agents.



CONTACT

Andrew Hardwick
0117 363 5694 /
andrew.hardwick@carterjonas.co.uk

carterjonas.co.uk/commercial

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. September 2025



Carter Jonas