

**TO LET**

**1ST MONTH RENT FREE**



**GROUND FLOOR OFFICES  
15 WHITELADIES RD, BRISTOL**

## GROUND FLOOR OFFICE SUITE

**15 WHITELADIES ROAD, CLIFTON, BRISTOL,  
BS8 1PB**

**APPROXIMATELY 250 SQ FT (23.23 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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# GROUND FLOOR OFFICES 15 WHITELADIES RD, BRISTOL

## DESCRIPTION

15 Whiteladies comprises a detached period office building with accommodation arranged on Ground 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 accommodation extends to approximately 550 sq ft (51.1 sq m) measured on a net internal area basis.

AREA	Sq Ft	Sq M
The "Music Room"	250	23.23

## 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

Music Room - £1250 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 September, 2025**

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