

EIGHT ELMDALE ROAD

Clifton, Bristol
BS8 1SL

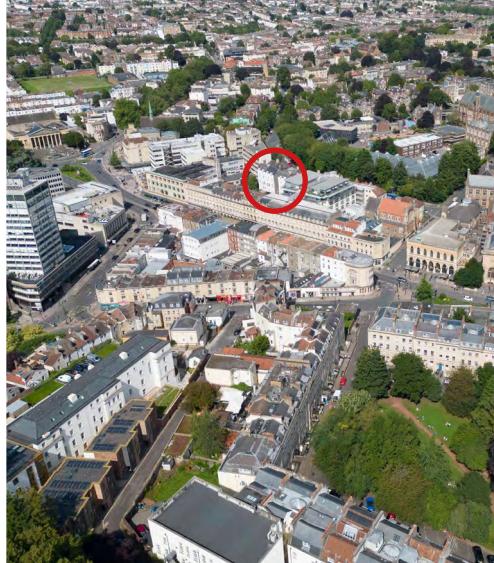
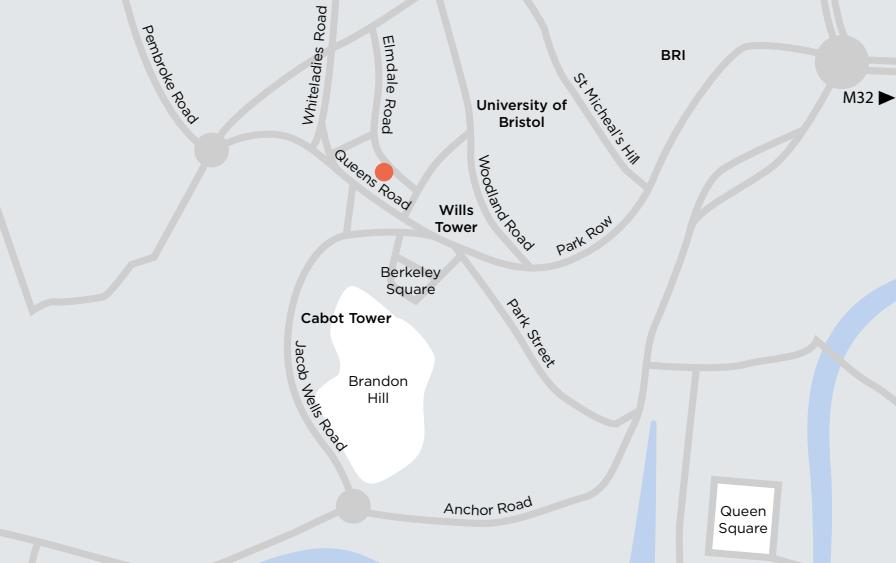
TO LET OR FOR SALE

Semi-detached office
building

Approximately 2,490 sq ft
(231.32 sq m)

- Attractive period building with modern efficient workspace
- Self-contained accommodation
- Potential for alternative use - subject to planning
- 4 car parking spaces





Location

The property is located on Elmdale Road close to the retail and leisure amenities of Queens Road in Clifton. Bristol city centre is less than a mile to the east whilst the building is close to the main Bristol University precinct and directly opposite Bristol Grammar School. The location is highly accessible with bus services available from Queens Road and the Triangle to all parts of the city, including Bristol Temple Meads and Clifton Down railway stations. Berkeley Place and Trenchard Street multi-storey car parks are only a few minutes walk away.

Description

8 Elmdale Road is an attractive period office building yet provides modern efficient work space. The accommodation has been modernised in recent years to maximise the amount of larger working areas.

Amenities include :-

- Energy efficient gas fired central heating system
- LED lighting throughout
- Toilet/shower room facilities
- Kitchenette
- Good quality carpets and finishes throughout
- Recently rewired and infrastructure to facilitate occupier networking.

Accommodation

Floor	Sq ft	Sq m
Lower Ground Floor Offices	510	47.38
Lower Ground Floor Storage	145	13.47
Ground Floor Offices	600	55.74
First Floor Offices	550	51.10
First Floor Kitchenette	60	5.57
Second Floor Offices	625	58.06
Total	2,490	231.32

Parking

The building has parking for 4 cars to the rear of the building.

Business Rates

Rateable Value £28,250.

Terms

The accommodation is offered to let on a new full repairing and insuring lease for a term of years to be agreed and granted outside the security of tenure provisions of the Landlord & Tenant Act 1954. Offers for the freehold interest will also be considered on a subject to contract only basis.

Rent/Price

On application.

Energy Performance Certificate

C - 74.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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

Further Information

For further information please contact the sole agents.

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