



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN  
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633  
Email: commercial@burstoncook.co.uk  
Website: www.burstoncook.co.uk

## **OFFICE TO LET**

**4 GROVE ROAD, REDLAND, BRISTOL, BS6 6UJ**



- **SUPERB PERIOD OFFICE**
- **CENTRAL LOCATION**
- **APPROXIMATELY 1,246 SQ FT (115.8 SQ M)**
- **NEW LEASE AVAILABLE**

**SUBJECT TO CONTRACT**

## **LOCATION**

The premises occupy a very convenient location fronting onto Grove Road within 20 metres of Blackboy Hill therefore providing access to both Whiteladies Road and the general surrounding area of Clifton and Redland.

Clifton remains one of the most popular and prestigious office locations in Bristol, chosen by many office occupiers due to the excellent working environment, access to Durdham Downs and limited free on street car parking, which is available in addition to the host of retail and leisure facilities available on Whiteladies Road.

## **DESCRIPTION**

The property comprises a Grade II mid terrace period office building which has recently been decorated throughout and benefitting from WC and kitchen facilities. The rooms are well proportioned and provide light and airy space. LED lighting could be incorporated.

## **ACCOMMODATION**

The accommodation is situated over ground and three upper floors and having measured the property in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition), the property has an approximate net internal floor area of 1,246 sq ft (115.8 sq m).

## **CAR PARKING**

There is metered car parking located close by on Whiteladies Road, and in addition to this, businesses may be eligible for parking permits under the RPZ. <https://www.bristol.gov.uk/parking/business-and-customer-parking-permits>

## **TERMS**

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed.

## **RENTAL**

£22,000 per annum exclusive.

## **BUSINESS RATES**

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)), the property has the following designation: -

Rateable Value:	£15,750
Rates Payable (2020 / 2021):	£7,849.25

## **ENERGY PERFORMANCE CERTIFICATE**

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/1534-2863-7340-2607-5154>.

## **VAT**

The property is not elected for VAT.

## **LEGAL COSTS**

Each party is to be responsible for their own legal fees incurred in this transaction.

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the sole agent: -

### **Burston Cook**

FAO: Finola Ingham, MRICS / Julian Cook, FRICS  
Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk) / [julian@burstoncook.co.uk](mailto:julian@burstoncook.co.uk)  
Tel: 0117 934 9977

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**JULY 2021**

#### **CONTROL OF ASBESTOS AT WORK REGULATIONS 2002**

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.  
Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues