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## **OFFICE TO LET**

### **THE STUDIO @ 69/71 OAKFIELD ROAD, CLIFTON, BRISTOL, BS8 2BB**

*A UNIQUE OPPORTUNITY TO ACQUIRE NEWLY REFURBISHED STUDIO OFFICES OFFERING FLEXIBLE AND STYLISH OFFICE SPACE, WITH A LARGE OPEN PLAN STUDIO AREA TO THE REAR. SUITABLE FOR A WIDE RANGE OF OFFICE OCCUPIERS INCLUDING PRODUCTION COMPANIES, DESIGN STUDIOS ETC.*



- **PREDOMINANTLY OPEN PLAN FLOOR AREA OF APPROX 3,200 SQ FT (297 SQ M)**
- **UP TO 9 DEMISED CAR PARKING SPACES**
- **LIGHT AND BRIGHT CONTEMPORARY, OPEN PLAN STUDIO SPACE**
- **THE SPACE WILL SHORTLY BE REFURBISHED TO A HIGH STANDARD TO CREATE A UNIQUE WORKING ENVIRONMENT IN THE HEART OF CLIFTON.**

SUBJECT TO CONTRACT

## **LOCATION**

Whiteladies Road is a prestigious and popular office location within the exclusive Bristol suburb of Clifton. The building occupies a highly prominent location on the western side of Whiteladies Road and is only a short walk from Clifton Down railway station. The sustainable location offers excellent and frequent bus services to the city centre, train stations and residential areas.

The property is located in close proximity to the BBC and the main campus of the University of Bristol. Nearby occupiers include M&S food, Waitrose, Boots, Sainsburys and a range of other well know national and regional occupiers, together with local independents. The area is home to a wide variety of restaurants, bars and shops which provide an excellent range of amenities for staff.

## **DESCRIPTION**

The property offers high quality and stylish studio offices which are due to be refurbished to a high standard. Situated over ground floor level, the offices offer a flexible layout incorporating a large open plan studio office area, together with smaller meeting rooms to the front, kitchenette, WC's and shower.

Access is via a private front entrance into a reception area or alternatively there is rear access via a large vehicular door giving easy loading and unloading.

## **ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition), the property has an approximate net internal area of 3,200 sq ft (297 sq m).

## **CAR PARKING**

There are 5 on-site car parking spaces to the front of the property and a further 4 spaces could be made available by separate License if required.

## **TERMS**

The premises is available to rent by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

## **RENTAL**

£87,500 per annum exclusive.

## **BUSINESS RATES**

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

## **ENERGY PERFORMANCE CERTIFICATE**

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/1701-7125-6517-0459-5759>

## **VAT**

The property is elected for VAT and therefore VAT will be payable.

## **LEGAL FEES**

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 agents:-

Burston Cook  
FAO: Finola Ingham MRICS  
Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk)  
Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**JULY 2022**

### **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 any one 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