

# MODERN GROUND FLOOR OFFICE—TO LET

Southfield House, 2 Southfield Road, Westbury-on-Trym, Bristol, BS9 3BH



- A ground floor, office suite located within an attractive period building located in the tranquil setting of Westbury-on-Trym village
- 2 on site car parking spaces
- Attractive gardens and landscaping
- Approximately NIA of 650 sq ft (60.39 sq m)
- Potential for 100% relief on business rates
- Newly refurbished



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**  
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## LOCATION

Southfield House is situated on Southfield Road on the outskirts of Westbury-on-Trym, which is a popular residential suburb of Bristol, lying approximately 3 ½ miles north west of the city centre. The village benefits from a wide variety of local multiple retailers along the High Street and numerous professional office occupiers within the area serving the local community.

## DESCRIPTION

The premises comprises two open plan rooms which interlink and benefit from feature windows throughout and excellent natural light. The space has been refurbished to include new dark grey carpet flooring, decorations, LED lighting and a new kitchenette.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 650 sq ft (60.39 sq m).

## CAR PARKING

2 on site car parking spaces.

## TENURE

The suite is available 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, by way of a service charge.

## RENT

£16.00 psf pax

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value: £11,000  
Rates Payable (2024/2025): £5,489

*From 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to verify the above and to see if they would be eligible for either 100 % relief, or a small business rates relief.*

## VAT

We have been advised that the property is not elected for VAT.

## EPC

The property has an Energy Performance rating of D (96).

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Luke Dodge MRICS / Finola Ingham FRICS

Tel: 0117 934 9977

Email: Luke@burstoncook.co.uk / finola@burstoncook.co.uk

## SUBJECT TO CONTRACT

Updated August 2025



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