

OPEN PLAN OFFICE WITH CAR PARKING—TO RENT

1st Floor, Grosvenor House, 149 Whiteladies Road, Clifton, Bristol, BS8 2RA



- Open plan office, fitted out to a good standard
- Approx NIA of 3,400 sq ft (316 sq m)
- 3 secure car parking spaces
- Shower & bike storage
- DDA compliant with passenger lift



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

Grosvenor House is situated in Whiteladies Road, within walking distance of Clifton Village and within a mile of Bristol City Centre and close to bus stops and Clifton Down rail station. Whiteladies Road is the main thoroughfare through Clifton and is home to a wide variety of retail outlets and restaurants. Clifton is one of Bristol's most popular office locations, offering ease of access to Bristol City Centre, yet retaining a pleasant working environment.

DESCRIPTION

Grosvenor House comprises a purpose built 4 storey self-contained modern office building with male and female WCs, & secure basement car parking. The property benefits from a passenger lift and the roof incorporates solar panels, which feed into each tenant's electricity supply to reduce the cost of their energy bills.

The available space is located on the 1st floor and currently provides an open plan space which has been fitted out to a contemporary standard to include kitchenette, several high quality glazed meeting rooms / zoom rooms and break out areas.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 3,400 sq ft (316 sq m).

CAR PARKING

The office benefits from 3 on site car parking spaces, located in the secure basement.

TENURE

The 1st floor 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.

RENT

£76,176 per annum exclusive.

BUSINESS RATES

TBC.

EPC

An EPC has been commissioned and is available upon request.

PLANNING

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

VAT

The property is elected for VAT, therefore VAT is payable on all prices.

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agent:

Burston Cook

FAO: Finola Ingham FRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

Kilpatrick & Co

FAO: Alex Hill

Tel: 01793 643101

Email: A.Hill@kilpatrick-cpc.co.uk

SUBJECT TO CONTRACT—Updated April 2025



Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

