

CLIFTON OFFICE WITH ON SITE CAR PARKING—TO LET

2 St Pauls Road, Clifton, Bristol, BS8 1LT



- A contemporary self contained office providing light and airy space
- Approximate NIA of 3,280 sq ft (304.5 sq m)
- Individual floors available from approximately 435—700 sq ft upwards
- 6 / 7 on site car parking spaces
- New lease available
- Conveniently located a few minutes' walk away from the vibrant amenities of Whiteladies Road



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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property occupies a prominent location at the corner of St Pauls Road and Whiteladies Road at the heart of the upmarket commercial and residential area of Clifton. The BBC headquarters are situated across the road and a host of retail and leisure facilities are situated within easy walking distance along Whiteladies Road and Queens Road. Clifton remains one of the most popular office locations in Bristol favoured by many office occupiers due to the excellent working environment, improved car parking facilities and the accessibility of both Bristol city centre and north Bristol.

DESCRIPTION

The property comprises a substantial end of terrace office building with the available space being located at ground and three upper floors. The building is due to be refurbished throughout to provide contemporary, light and airy office accommodation.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:

Lower Ground Floor:	661 sq ft	(61.4 sq m)
Ground floor:	727 sq ft	(67.5 sq m)
*First floor:	595 sq ft	(55.2 sq m)
*Second floor:	692 sq ft	(64.2 sq m)
Third floor:	605 sq ft	(56.2 sq m)
Total:	3,280 sq ft	(304.5 sq m)

The property is available to rent as a whole, or on a floor by floor basis.

NB: If let on a floor by floor basis, the kitchenette on the first floor will become a shared facility and as such the first floor office accommodation measures approx. 435 sq ft. The second floor square footage will also be reduced to 673 sq ft due to the shared kitchenette.

CAR PARKING

There is car parking to the front and side of the property for approximately 6/7 cars.

TENURE

The property / floors are available to rent by way of new effectively full repairing and insuring lease(s) for a term of years to be agreed. A fixed service charge will be payable subject to annual RPI increases.

RENT

On application.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

BUSINESS RATES

At present, each floor has a separate business rates assessment. Interested parties are advised to make their own enquiries via www.voa.gov.uk to verify and check their rates liability.

VAT

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

EPC

Rating = C (72).

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 sole agent:

Burston Cook

FAO: Finola Ingham FRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated April 2025



CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

