

# CONTEMPORARY, OPEN PLAN OFFICE—TO LET

3rd Floor, Grosvenor House, 149 Whiteladies Road, Clifton, Bristol, BS8 2RA



- Open plan office, with heating and cooling
- Approx NIA of 3,312 sq ft (308 sq m)
- 3 car parking spaces
- Shower & bike storage
- DDA compliant with passenger lift
- Could be split to provide two suites of approximately 2,000 sq ft and 1,140 sq ft



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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## 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 3rd floor and provides an open plan space which has been fitted out to a contemporary standard to include a kitchen and bar, high quality glazed meeting 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 3,312 sq ft (308 sq m).

NB: The 3rd floor could be split to provide an office of approx. 2000 sq ft and an office of approx. 1,140 sq ft. Each office would have shared use of kitchen facility.

## CAR PARKING

There are 3 demised car parking spaces, located in the basement car park.

## TENURE

The 3rd 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 ~ £23.00 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:	£49,750
Rates Payable (2024/2025):	£24,825.25

NB: The car parking has a separate assessment, with a rateable value of £3,200.







**EPC**  
Rating B (41).

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

**LEGALS COSTS**  
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 via the joint agent:

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

**Kilpatrick & Co**  
FAO: Alex Hill  
Tel: 01793 643101  
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**SUBJECT TO CONTRACT**  
October 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.

*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 guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.*

