

# ATTRACTIVE OFFICE SUITE ON WHITELADIES ROAD

Ground floor, 8-10 Whiteladies road, Clifton, Bristol, BS8 1PD



- A light and airy suite of offices
- 4 on site car parking spaces
- Large open plan rooms
- Approximately 1,475 sq ft (137.04 sq m)
- Can be split to provide two suites of 612 sq ft & 739 sq ft
- Close to many local amenities and shops



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**  
0117 934 9977

## LOCATION

Whiteladies Road is a prestigious and popular office location in the exclusive Bristol suburb of Clifton. The property is positioned in a highly prominent and visible location on the western side of Whiteladies Road close to its junction with Queens Road.

The property is located in close proximity to the main campus of the university of Bristol together with the Queens Road area which provides a focus on retail and leisure activities. Nearby occupiers include Waitrose, Sainsburys, Boots, Anytime Fitness, Wagamamas together with many local and independent retailers and coffee shops.

## DESCRIPTION

The available space is located at ground floor level and comprises a number of large interconnected rooms together with dedicated kitchenette.

The premises benefits from carpet flooring, suspended ceiling with LED lighting and will be redecorated throughout. There is also perimeter trunking and gas central heating together with shared WC facilities.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice the suite comprises approx. 1,475 sq ft (137.04 sq m).

Alternatively the ground floor could be split into two suites as follows:

Front Suite:	739 sq ft	(68.6 sq m)
Rear Suite:	612 sq ft	(56.8 sq m)

## TENURE

The suite 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.

## RENT

Upon application.

## CAR PARKING

Up to 4 additional car parking spaces are available to lease by way of an additional rental.

## EPC

The property has an Energy Performance rating D (67).

## BUSINESS RATES

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

Rateable Value:	£22,250
Rates Payable (2025/2026):	£11,102.75

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

## PLANNING

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

## VAT

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

## 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:	Finola Ingham FRICS
Tel:	0117 934 9977
Email:	Finola@burstoncook.co.uk

## SUBJECT TO CONTRACT

January 2026

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