

AN EXCEPTIONAL HQ OFFICE TO LEASE IN CLIFTON

7–9 Whiteladies Road, Clifton, Bristol, BS8 1NN



- Approximate NIA of 11,984 sq ft (1,113.2 sq m)
- Ample onsite car parking and attractive landscaped garden to the front
- Large, predominately open plan floor plates
- Roof terrace, shower facilities, kitchenettes and staff break out areas
- Finished to a very high and contemporary standard
- Excellent natural light, even at lower ground floor level

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

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 together with many other local independent retailers and coffee shops.

DESCRIPTION

7-9 Whiteladies Road comprises a detached period property providing accommodation over four floors and the property is currently being used as office accommodation. The property provides a high quality HQ office which has been upgraded to a high standard to meet current office occupiers needs, and provides very good quality office space with a light and contemporary feel.

The property offers many of the attributes required by office occupiers in todays market, including kitchen and staff facilities, a good level of high quality WC and shower facilities, together with ground floor access to accommodate disabled staff / visitors. The office also benefits from a roof terrace and is fitted to a high standard.

ACCOMMODATION

Front:

Part basement ground floor	1,748 sq ft	(162.4 sq m)
Ground floor	1,833 sq ft	(170.3 sq m)
*First floor front:	2,177 sq ft	(202.2 sq m)
Second floor	1,504 sq ft	(139.7 sq m)

Rear:

Ground floor	1,574 sq ft	(146.2 sq m)
First floor	1,574 sq ft	(146.2 sq m)
Second floor	1,574 sq ft	(146.2 sq m)

Total 11,984 sq ft (1,113.2 sq m)

**(NB: Currently let to Deeley Freed)*

TENURE

The property is available by way of an assignment or a subletting of the existing lease which runs until 26th December 2026. Alternatively a new full repairing and insuring lease, for a term of years to be agreed, may be available direct with the landlord.

RENT

Upon application.





PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk), the property has the following designation:

	Basement & Ground	Part 1 st floor	Part 1 st floor (rear)	Front part 2 nd	Front part 2 nd (rear)
Rateable Value	£89,500	£31,000	£22,750	£16,000	£17,000
Rates Payable (2025/2026)	£48,867	£15,469	£11,352.25	£7,984	£8,483

EPC

Rating C (60).

VAT

TBC.

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

February 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.

