

CONTEMPORARY OFFICE WITH EXCELLENT PARKING—TO LET

5 Westfield Park, Redland, Bristol, BS6 6LT



- Available to rent as a whole (approx. 2,376 sq ft), or on a floor by floor basis, with floors from approx. 783 sq ft upwards
- Excellent onsite car parking
- Contemporary finishes
- A mix of large open plan rooms and smaller meeting rooms
- Shower and kitchen/breakout area



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

The available space is located at Westfield Park which is a superb period building situated just off Whiteladies Road and therefore offering an excellent range of retail, banking, restaurant, cafe and other amenities within a short walking distance.

Clifton is one of Bristol's most popular office locations offering ease of access to Bristol city centre which is situated 1 mile to the south and the motorway network which is accessed via Cribbs Causeway to the north.

DESCRIPTION

The available space is located over ground, first and second floors and provides contemporary office space which has been sensitively refurbished to a very high standard to include WC and shower facilities and large kitchen/break out area.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the property has the following approximate net internal floor areas:

Ground Floor:	783 Sq Ft	(72.75 Sq M)
First Floor:	802 Sq Ft	(74.49 Sq M)
Second Floor:	791 Sq Ft	(73.47 Sq M)
Total:	2,376 Sq Ft	(220.71 Sq M)

Available to rent as a whole or on a floor by floor basis. NB: If the property is leased on a floor by floor basis, then the ground floor kitchenette would become communal and therefore the ground floor area will need to re-measured to account for this.

CAR PARKING

To the rear of the property is a generous car park which can accommodate parking for up to 6 cars, or potentially 9/10 if the cars are double parked.

TENURE

The property is available by way of a new effectively full repairing and insuring for a term of years to be agreed. If the property is to be let on a floor by floor basis, then a small service charge will be payable.

RENT

Upon application.

PLANNING

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

VAT

We have been advised that the property is elected for VAT.

EPC

The property has an Energy Performance Rating of C (72).





BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk), the property is current rated as a whole:

Rateable Value: £39,000
Rates Payable (2024/2025): £19,461

VAT

The property is elected for VAT and therefore VAT will be payable on all prices.

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

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.

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.