

SELF CONTAINED OFFICE WITH ON SITE CAR PARKING—TO LET

Lower Ground Floor, 2 St Pauls Road, Clifton, Bristol, BS8 1LT



- A self contained office with private entrance
- Approx NIA of 661 Sq Ft (61.4 Sq M)
- Conveniently located a few minutes' walk away from the vibrant amenities of Whiteladies Road
- On site car parking
- New lease available

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 lower ground floor level. The office benefits from its own dedicated and private entrance and is arranged as a reception room, 3 offices, kitchenette, WC and shower. The office is due to be refurbished throughout to provide contemporary and light office accommodation.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor areas of 661 sq ft (61.4 sq m).

CAR PARKING

There is onsite car parking available by separate negotiation.

TENURE

The premise is available to rent by way of new effectively full repairing and insuring lease for a term of years to be agreed. A fixed service charge will be payable subject to annual RPI increases.

RENT

On application.

BUSINESS RATES

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

Rateable Value:	£5,100
Rates Payable (2024/2025):	£2,499

From 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to verify the above and to see if they would be eligible for either 100 % relief, or a small business rates relief.

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.

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

May 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.



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