

HIGH QUALITY OFFICES TO LEASE IN CLIFTON

11–13 Whiteladies Road, Clifton, Bristol, BS8 1PB



- Flexible sizes ranging from c1,500 sq ft (139.40 sq m) up to c9,000 sq ft (836.4 sq m)
- The property comprises two substantial semi detached period buildings interconnecting on each floor, plus a separate single storey studio office to the rear
- The property could offer an impressive HQ office in its entirety, alternatively individual floors and the separate rear studio can be let separately
- Excellent on site car parking for a minimum of 19 cars
- Currently as offices, the property readily suits other employment uses such as consulting rooms, post production facilities, day nursery, medical uses etc
- New flexible leases are available at a very competitive rental 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.

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 **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, close to its junction with Queens Road and therefore within walking distance of Bristol city centre.

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.

DESCRIPTION

11/13 Whiteladies Road comprises two substantial semi detached period properties, currently interlinking and can therefore be occupied as a whole, as separate semi detached buildings or floor by floor.

The accommodation provides numerous impressive period rooms with good natural light and finished to a contemporary standard.

Amenities include good level of WC and shower facilities, secure bike storage, excellent on site parking and ground floor access which can accommodate disabled staff / visitors.

ACCOMMODATION

Approximate net internal areas are as follows:-

11 Whiteladies Road	3,500 sq ft	(325.27 sq m)
13 Whiteladies Road	3,500 sq ft	(325.27 sq m)

*Available as two separate buildings or floor by floor.

Rear Studio office	2,040 sq ft	(189.6 sq m)
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N.B. Letting sizes ranging from 1,500 sq ft (139.40 sq m) —9,037 sq ft (839.86sq m)

TENURE

The property is available by way of new flexible leases for a term of years to be agreed.

RENT

Upon application.

PLANNING

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

BUSINESS RATES

11/13 Whiteladies Road

Rateable Value: £87,500

Studio to the rear of 11/13 Whiteladies Road

Rateable Value: £25,750

EPC

To be confirmed on application.

VAT

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

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.

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: Julian Cook FRICS / Finola Ingham FRICS

Tel: 0117 934 9977

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SUBJECT TO CONTRACT

December 2024

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