

ATTRACTIVE OFFICE IN CLIFTON VILLAGE—TO LET

Third Floor, The Clifton Club, 20–22 The Mall, Clifton, Bristol, BS8 4DS



- An opportunity to lease office accommodation in the centre of Clifton
- Approximately NIA of 478 sq ft (44.77 sq m)
- Use Class E—therefore suitable for a range of different uses
- Shared kitchenette and WC facilities
- Views over the Mall Gardens



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 property is situated in the heart of Clifton Village and occupies a prominent position fronting onto The Mall within the established Clifton Village. The property is located on the second floor above the Clifton Club and forms part of this stunning Grade II Listed building. Clifton Village is a vibrant place to both live and work with some of Bristol's best amenities, both in terms of shopping, eateries and open plan space.

DESCRIPTION

The suite is situated on the third floor and comprises a light and spacious open-plan corner office, with an additional room to the rear suitable for use as a meeting or storage room. The accommodation is finished with carpeted flooring and complementary neutral décor throughout. Modern LED office lighting enhances the generous ceiling height and occupants benefit from access to a shared kitchen and breakout facilities with additional WC amenities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the suite has an approximate Net Internal Area of 478 sq ft (44.77 sq m).

TERMS

The suite is available to lease by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

Quoting rent—£15,000 per annum, exclusive of VAT. This includes rent, gas, building insurance and service charge contribution. (N.B. The rent will be fixed for three years with annual reviews of the service charge, utility and building insurance contribution).

The tenant will be responsible for their own business rates whilst in occupation and electricity will be charged monthly by way of an extra charge.

BUSINESS RATES

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency website (www.voa.gov.uk).

VAT

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

EPC

Energy Performance Certificate to be confirmed.

PLANNING

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

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 / Tobias Jones Bsc (hons)

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk / tobias@burstoncook.co.uk

SUBJECT TO CONTRACT

October 2025

