

THE CLIFTON CLUB, 3RD FLOOR OFFICE, 20 - 22 THE MALL, CLIFTON, BRISTOL, BS8 4DS

BURSTON COOK
0117 934 9977



📍 OFFICE TO
RENT, LOCATED
IN THE HEART
OF CLIFTON
VILLAGE

🏠 SIZE (NIA)
478 sq ft
45 sq m

£ QUOTING RENT
£15,000 pax
(inclusive)

TO LET





THE OPPORTUNITY

- Views over the Mall Gardens in Clifton Village.
- 'Class E' premises offered to let— suitable for a wide range of uses
- Approximately 478 sq ft (44.77 sq m) NIA
- Shared Kitchenette and WC facilities.
- Quoting £15,000 per annum exclusive.

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 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

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
Third Floor	478	44.77
TOTAL	478	44.77

TENURE

The property is available by way of a new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed with the landlord.

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).

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

Interested parties are advised to make their own enquiries direct with the [Valuation Office Agency](#) website.

VAT

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

EPC

[Energy Performance](#) Certificate to be confirmed.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons 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.



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.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
OCTOBER 2025



CONTACT

FINOLA INGHAM FRICS

0117 934 9977

Finola@burstoncook.co.uk



WEBSITE

www.burstoncook.co.uk



ADDRESS

Burston Cook, Lewins House,
Narrow Lewins Mead, Bristol,
BS1 2NN

