

CONTEMPORARY OFFICE—TO LET

First Floor Office, Bramford House, 23 Westfield Park, Redland, Bristol, BS6 6LT



- An attractive first floor office providing light and airy space
- Approximately 1,521 sq ft (141 sq m)
- Up to 3 onsite car parking spaces
- Good access on to Whiteladies Road
- Due to be refurbished to include common parts



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 23 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 office is located on the first floor and provides contemporary space providing a mix of open plan and smaller meeting rooms / break out areas.

The office suite is due to be refurbished to include new flooring, new decorations, fitted kitchenette and suspended LED lighting. The common parts will also be refreshed.

ACCOMMODATION

The suite has an approximate net internal floor area of 1,521 Sq Ft (141 Sq M).

CAR PARKING

The property benefits from 3 car parking spaces available by way of separate negotiation.

TERMS

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

A fixed service charge is also payable (linked to annual RPI increases).

RENT

£23.00 psf pax

Parking is charged at £1,500 per space, per annum exclusive.

PLANNING

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

EPC

Rating - C (72).

BUSINESS RATES

In accordance with the Valuation Office Agency website, (www.voa.gov.uk), the property has the following designation:

Rateable Value:	£25,250
Rates Payable (2025 / 2026):	£12,599.75

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

We understand that the building is elected for VAT and therefore VAT will be payable on all prices.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

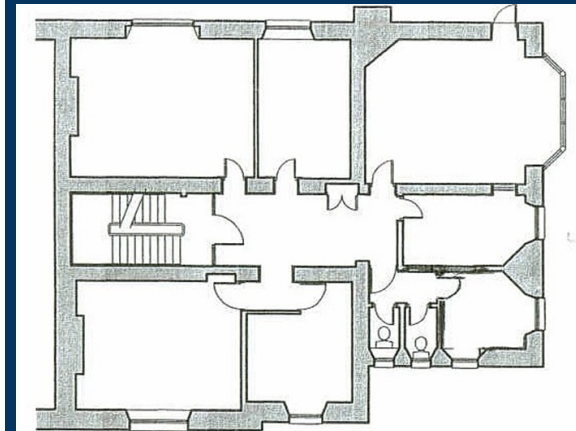
Strictly by appointment only through the sole agent:

Burston Cook

FAO:	Finola Ingham FRICS
Tel:	0117 934 9977
Email:	finola@burstoncook.co.uk

SUBJECT TO CONTRACT

December 2025



Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

