

# LIGHT AND AIRY OFFICE SUITE WITH PARKING—TO LET

83 Alma Road (First Floor), Clifton, Bristol, BS8 2DP



- First floor office suite of approximately 247 sq ft (22.94 sq m) NIA within an attractive period office building
- Central Clifton location, just off Whiteladies Road with excellent access to local amenities, adjacent to numerous cafes, shops and restaurants
- Low rateable value—potential for rates exemption
- Use Class E—therefore suitable for a variety of uses to include medical, clinic, financial and professional services
- 1 parking space



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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## LOCATION

Situated within the affluent suburb of Clifton, the offices form part of an attractive terrace. A host of shops, restaurants, pubs, bars together with other office occupiers are located directly on your doorstep to include Clifton Down Shopping Centre with Sainsburys local, Starbucks, Coffee Number 1, Boots and M & S food.

## DESCRIPTION

The available office space is located on the first floor of a very attractive period building and comprises one room with the benefit of communal male and female WC facilities and kitchen facilities.

The office benefits from retained period features, gas central heating and an intercom entry phone system.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the office has an approximate net internal floor area of 247 sq ft (22.94 sq m).

## TENURE

The suite 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.

## RENT

On application.

## PARKING

The suite has one allocated parking space.

## PLANNING

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

## BUSINESS RATES

In accordance with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation:

Rateable Value (2026):	£5,700
Rates Payable (2026):	£2,462

*NB: Interested parties may be eligible for small business rates relief. Interested parties are also advised to verify this information direct with the VOA.*

## VAT

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

## EPC

The property has an Energy Performance rating of D (91)

## 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:** Tobias Jones Bsc (Hons) / Luke Dodge MRICS

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## SUBJECT TO CONTRACT

February 2026



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