

# FREEHOLD FOR SALE POTENTIAL FOR RESIDENTIAL CONVERSION

2 Oakfield Road, Clifton, Bristol, BS8 2AL



- A stunning period property offering an impressive entrance hall and a series of large, bright rooms, all maintained to a high standard throughout. The building retains considerable character and presence, while presenting a flexible layout that would lend itself well to conversion to a residential dwelling
- Currently in use as offices, but would suit other commercial uses or residential uses—subject to planning. **\*\*\*NOT LISTED\*\*\***
- Approximate area of 7,142.6 sq ft (GIA) / 5,560.8 sq ft (NIA)
- Large adjacent car park for c 10 cars with potential to develop in the car park—(STP)



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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COOK**  
0117 934 9977

## LOCATION

The property is located on Oakfield Road in Clifton and occupies a highly desirable and well-connected location just off Whiteladies Road, one of the area's principal commercial and lifestyle thoroughfares. This stretch of Oakfield Road sits within the prestigious Clifton district, known for its mix of elegant Victorian and Georgian architecture, vibrant shops, cafés, bars and restaurants, and excellent transport links, including Clifton Down railway station and nearby bus services. The road is within comfortable walking distance of Clifton Village, the BBC and the University of Bristol, and offers easy access into Bristol city centre, the Harbourside and Temple Meads transport hub, making it a prime location for businesses seeking a central professional address with strong local amenities.

## DESCRIPTION

The property comprises an impressive self contained office building arranged over lower ground, ground, first and second floors, offering well-proportioned accommodation throughout. The offices are light and bright, with a series of beautifully presented rooms that benefit from excellent natural light and an attractive outlook, creating a high-quality working environment. The lower ground floor provides particularly useful additional space and, unusually, enjoys full natural light, making it suitable for a variety of office or ancillary uses. The building is further enhanced by the generous adjacent car parking, adding to its practicality and appeal as a flexible and functional office headquarters.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the property has the following approximate net internal floor areas:

Area	Sq ft	Sq m
Lower Ground Office	1,372.0	127.5
Ground Floor Office	1,367.1	127.0
First Floor Office	1,373.2	127.6
Second Floor Office	1,448.5	134.6
<b>Total NIA</b>	<b>5,560.8</b>	<b>516.7</b>
<b>Total GIA</b>	<b>7,142.6</b>	<b>663.5</b>

## CAR PARKING

There is a large car park adjacent to the property with space to park approx. 10 cars—this space could make a good sized private garden, if converted to a house. There is also on street permit parking and additional pay and display parking close by.

## TENURE

The freehold is available to purchase with vacant possession.

## PLANNING

Use Class E – therefore suitable for a wide range of uses. We are of the opinion that the property will suit other commercial and residential uses (subject to planning). We understand that the property is not Listed, but is within a Conservation area.

## PRICE

£2,200,000 (plus VAT)

## VAT

We have been advised that the property is elected for VAT.

## EPC

The property has an Energy Performance Rating of C (63).

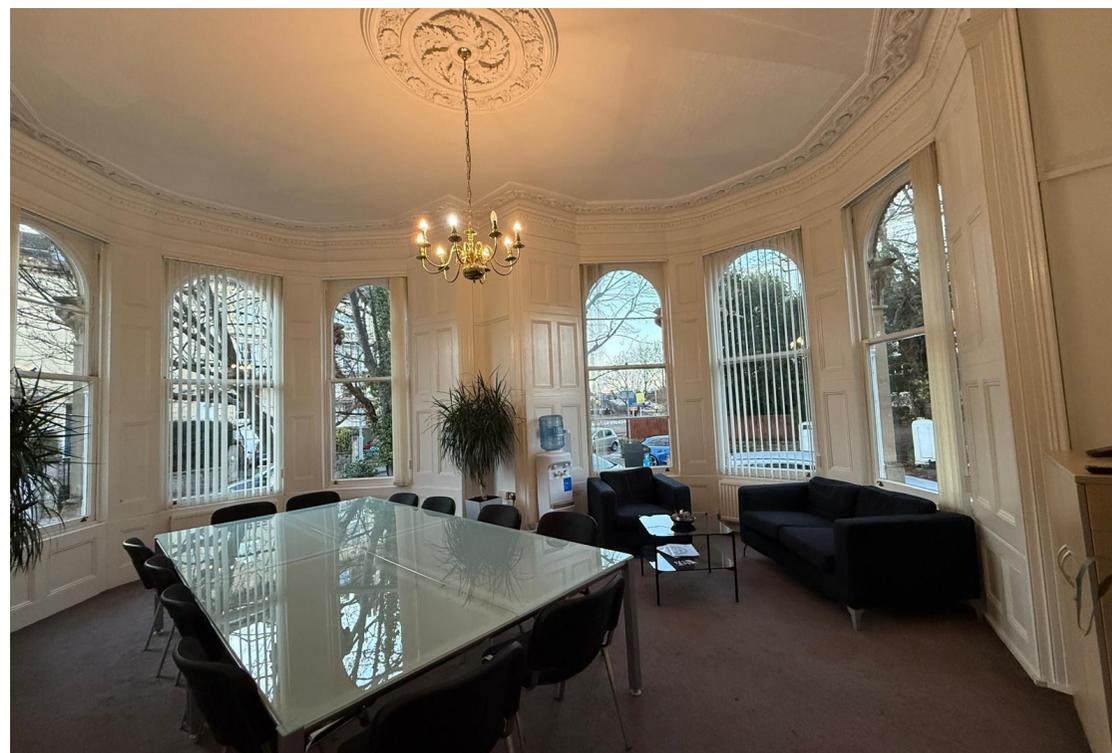
## BUSINESS RATES

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

Rateable Value (2026): £96,500

Rates Payable (2026): £46,320

*NB: Interested parties are advised to make their own investigations to verify the above.*





### 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

Tel: 0117 934 9977

Email: [Finola@burstoncook.co.uk](mailto:Finola@burstoncook.co.uk)

### SUBJECT TO CONTRACT

January 2026

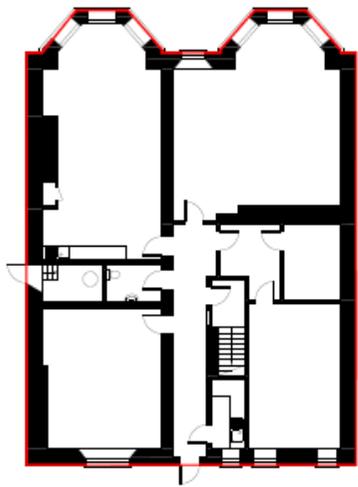


Lower ground floor

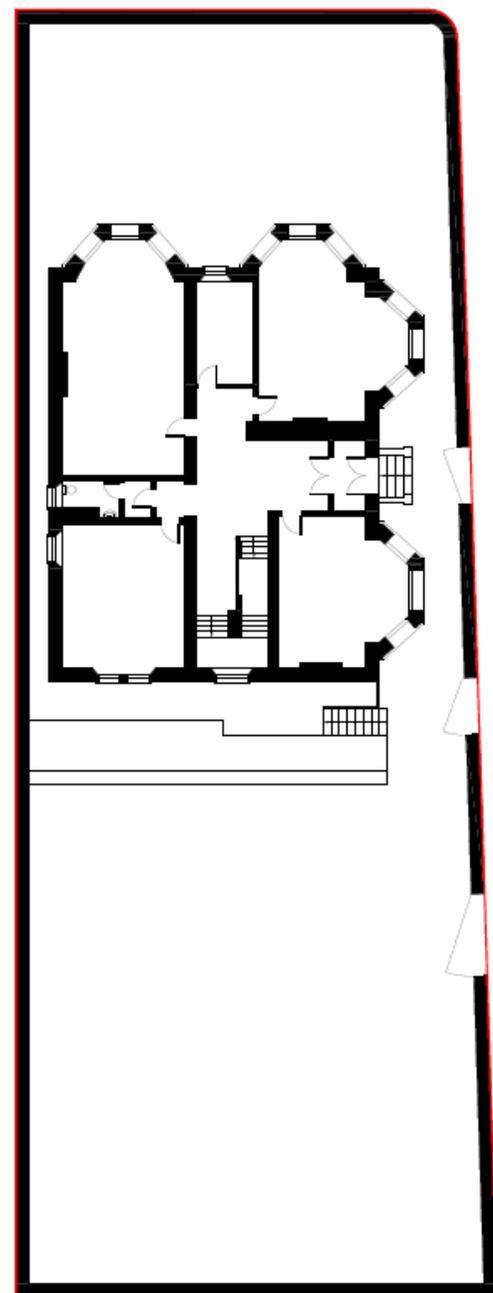


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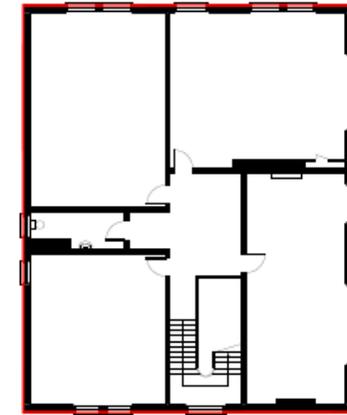




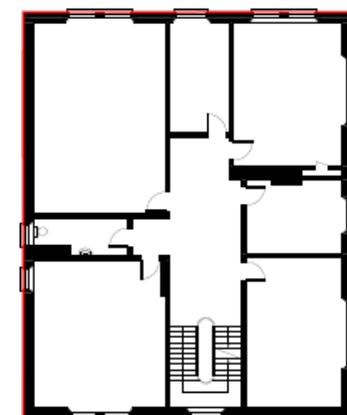
Lower Ground Floor



Ground Floor



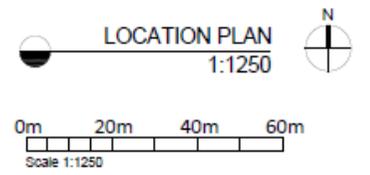
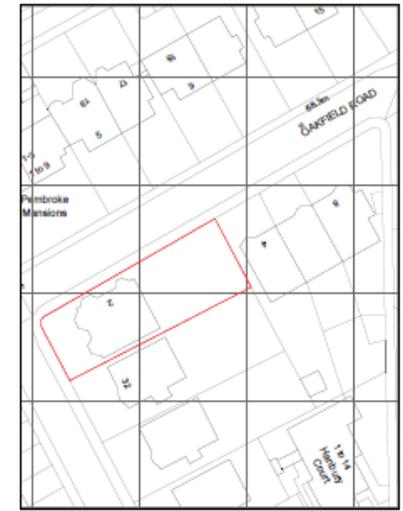
Second Floor



First Floor

Land Registry Note  
This drawing has been created in accordance with the guidelines included in the Land Registry Practice Guide 40.

 Extent Of Demise



ADDRESS

**2 Oakfield Road, Clifton,  
BS8 2AL**

DRAWING TITLE

**LAND REGISTRY PLAN**



SCALE	SIZE	DATE
1:200	A3	24/11/2025