

PREMIUM SERVICED OFFICES IN THE HEART OF CLIFTON—TO LET

45 Oakfield Road, Clifton, Bristol, BS8 2AX



- Prestigious Clifton business address
- Two rooms fully furnished
- Flexible terms to suit a growing business
- Inclusive pricing with utilities and cleaning included
- Stylish meeting room and balcony, together with shared facilities
- On site car parking



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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 **BURSTON
COOK**
0117 934 9977

LOCATION

Located in the heart of Clifton, Oakfield Road offers an exceptional business address within one of Bristol's most desirable commercial and professional districts. Located in close proximity is a wealth of independent cafes, restaurants and shops providing a vibrant yet professional working environment. Oakfield Road benefits from excellent connectivity to Bristol city centre and other key transport routes, making it a convenient and prestigious location for businesses seeking both accessibility and a strong corporate image.

DESCRIPTION

The property is located on the ground floor and provides a light and airy office currently set up as 5 desks. There is also a shared kitchenette area and bookable board room with webcam, speaker system and balcony area.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the available rooms are available:

Availability:	Rent:	Parking:
Office 2: 178 sq ft (16.5 sq m)	£1,000 pcm	None included
Office 3: 337 sq ft (31.3 sq m)	£1,600 pcm	1 space included

TERMS

A new lease is available for a term to be agreed.
All leases will be outside of the Landlord and Tenant Act 1954.

RENT

The rent is inclusive of:-

- Rent
- Service charge
- Dedicated leased fast fibre line
- Utilities—gas, electric and water
- Use of shared facilities to include shower, kitchenette, WC's, boardroom with webcam, speaker system and balcony
- Facial recognition door entry system

CAR PARKING

There is also potential to lease additional car parking spaces by way of an extra charge of

VAT

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

BUSINESS RATES

The tenant will be responsible for their own business rates whilst in occupation, however it is likely that the office will fall under the threshold so the tenant may qualify for small business rates relief.

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

EPC

The property has an Energy Performance rating D (76).

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

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SUBJECT TO CONTRACT

March 2026



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