

14-16 HOTWELL ROAD, CLIFTON, BRISTOL, BS8 4UD

BURSTON COOK
0117 934 9977



FOR SALE / TO LET - FULLY FITTED



A SELF CONTAINED
OFFICE PRESENTED TO A
VERY HIGH STANDARD



SIZE (NIA)
1,173 sq ft
109 sq m

£ QUOTING PRICE
£350,000
£21.00 PSF PAX



PARKING
1 SECURE CAR
PARKING SPACE



THE OPPORTUNITY

- A fully fitted office with 15 desks, high quality kitchen and meeting room
- Approximately 1,173 sq ft, however could be split into two units of c600 sq ft
- One secure car parking space
- The virtual freehold is available to purchase, or the premises is available to rent by way of a new lease

LOCATION

14 - 16 Hotwell Road is located on Hotwell Road (A4) where the road meets Anchor Road which is in close proximity to Clifton village and Bristol city centre. The property is situated in a prime location with views across the floating harbour, with an easy walk into the city centre and excellent bus links on your doorstep. Excellent restaurants and bars are within easy walking distance, such as the Grain Barge, The Pump House, Broken Dock and Noah's Seafood restaurant.

DESCRIPTION

The premises comprises a ground floor, self contained office providing a contemporary working environment. Originally constructed as two units, the property is available as a whole, or consideration would be given to splitting the property back into two units of just under 600 sq ft each.



SPECIFICATION

The office is fitted out to include:

- Open plan working space with 15 desks
- 1 meeting room
- Kitchen / break out area
- Server room
- High quality WC's
- LED lighting

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
GROUND FLOOR	1,173	109
TOTAL	1,173	109

The property was originally two separate units, which was opened up to provide one open plan space. The property could therefore be returned and split back into two units of **581 sq ft** (Unit 14) and **592 sq ft** (Unit 16).

TENURE

The premises is available on new lease directly from the landlord for a term of years. Consideration would also be given to the sale of the long leasehold interest. The premises is held on a 999 year long leasehold interest from 2006.

PRICE / RENT

£350,000 plus VAT
£21.00 per sq ft pax, plus VAT

CAR PARKING

There is one car parking space in the secure car park to the rear.

The Clifton & Hotwells Parking Zone, may entitle tenants up to 7 street permits from the local authority at £342 per space per annum. We recommend this is confirmed with the local authorities.

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026:

UNIT 14

Rateable Value: £10,500
Rates Payable: £4,536

UNIT 16

Rateable Value: £12,500
Rates Payable: £5,400

All parties are advised to make their own enquiries to verify this information.



PLANNING

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

VAT

We understand the property is VAT elected.

EPC

The property has an [Energy Performance](#) rating of C (58).

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 Burstons Cook expertise and accordingly Burstons 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 joint agents:

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SUBJECT TO CONTRACT

JULY 2026



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