

STYLISH OFFICE—TO LET

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



- A stylish modern workspace hidden behind a charming period façade, creating a true "wow factor"
- Approximately 1,653 sq ft (153.5 sq m)
- Up to 4 onsite car parking spaces
- A few minutes walk from Whiteladies Road
- 4 onsite car parking spaces and bike storage



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 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

Occupying the second floor of this attractive period building, the office offers a striking blend of character and contemporary design. The accommodation provides predominantly open plan office space, finished to a high standard, with a dramatic vaulted ceiling and exposed feature beams creating a bright and inspiring working environment. Modern specifications include LED lighting, a fitted kitchenette and dedicated WC facilities.

Externally, the property benefits from four allocated car parking spaces together with secure bicycle hoops, providing excellent convenience for staff and visitors alike. The contrast between the building's traditional period façade and the stylish, modern office accommodation creates a genuine "wow factor", with the top floor offering a unique workspace that combines character, natural light and contemporary finishes.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the suite has an approximate net internal floor area of 1,653 Sq Ft (153.5 Sq M).

CAR PARKING

The property benefits from 4 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

£24.00 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 premises has the following designation:

Rateable Value (as of 1st April 2026):	£30,500
Rates Payable (2026 / 2027):	£13,176

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

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SUBJECT TO CONTRACT

July 2026

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