



TO LET - SERVICED OFFICES



SERVICED OFFICES
TO LET ON FLEXIBLE
LEASE TERMS



SIZE (NIA)
VARIOUS ROOMS
AVAILABLE TO RENT



QUOTING RENT
INCLUSIVE RENT
OF £50 PSF



PARKING
ALLOCATED
PARKING AVAILABLE



THE OPPORTUNITY

- Attractive serviced office accommodation located just off Whiteladies Road
- Use Class E and therefore suitable for a wide range of different uses
- Various size suites available
- Inclusive rent and flexible lease terms
- Available fully furnished or as a blank canvas
- Dedicated lounge and meeting room

LOCATION

The property occupies a convenient position in the heart of Clifton, one of Bristol's most desirable and established business districts. Situated within easy walking distance of Clifton Village, Whiteladies Road, The Triangle and Clifton Down railway station, there is a host of amenities on your doorstep.

DESCRIPTION

The property is a substantial and attractive period building providing a range of various sized offices that have been refurbished to a high standard. There is also a bookable meeting room, lounge area, shared kitchenette, WCs and shower facilities.



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
FIRST FLOOR (2&3)	264	24.5
SECOND FLOOR (8)	260	24.1
SECOND FLOOR (9)	260	24.1
SECOND FLOOR (10)	274	25.5
LOWER GROUND FLOOR	710	66

TENURE

The suites are available by way of a licence agreements for a minimum term of 1 year, direct with the landlord.

RENT

Quoting £50.00 psf, per annum exclusive.

The rent is inclusive of utilities, weekly cleaning, building insurance, waste collection, external and internal repairs, cleaning use of the kitchenette, lounge and a bookable meeting room. The rent is exclusive of business rates.

CAR PARKING / BIKE STORAGE

Car parking is available by separate negotiation, located in Clifton Down Shopping Centre and there are bike hoops outside the property.

PLANNING

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

BUSINESS RATES

Interested parties are advised to make their own enquiries direct with the [Valuation Office Agency](#) website to verify the business rates payable for the demised office suite that they are interested in.

VAT

We understand the property is not elected for VAT.

EPC

The property has an [Energy Performance](#) rating of B (43).





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 sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

AUGUST 2026



CONTACT

FINOLA INGHAM FRICS

0117 934 9977

finola@burstoncook.co.uk



WEBSITE

www.burstoncook.co.uk



ADDRESS

Burston Cook, Lewins House,
Narrow Lewins Mead, Bristol,
BS1 2NN