BRAMFORD HOUSE, (2ND FLOOR), 23 WESTFIELD PARK, REDLAND, BRISTOL, BS6 6LT

BURSTON COOK
0117 934 9977



TO LET

OPEN PLAN OFFICE TO RENT, JUST MINUTES AWAY FROM WHITELADIES ROAD

SIZE (NIA)
1,653 sq ft
153.5 sq m

£ QUOTING RENT
£24.00 psf pax

CAR PARKING
4 ON-SITE CAR PARKING SPACES

THE OPPORTUNITY

- A stylish modern workspace hidden behind a charming period façade.
- Up to 4 on site parking spaces.
- Approximately 1,653 sq ft (153.5 sq m) NIA
- Quoting £24.00 psf pax.
- Only a few minutes walk away from Whiteladies Road.

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.

CAR PARKING

The property benefits from 4 car parking spaces available by way of separate negotiation.

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
SECOND FLOOR	1,653	153.5
TOTAL	**1,653**	**153.5**

TENURE

The property is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed with the landlord.

RENT

Quoting £24.00 per square foot, per annum exclusive.

Parking is charged at £1,500 per space, per annum exclusive.

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation as of April 2026:

Rateable Value: £30,500
Rates Payable: £13,176

All parties are advised to make their own enquiries.








RAMFORD

VAT

We understand that the building is elected for VAT and therefore VAT will be payable on all prices.

EPC

The property has an Energy Performance rating of C (72).

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, Burston 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 Burston Cook expertise and accordingly Burston 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
MAY 2026



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