ALMA ROAD BUSINESS CENTRE, (77-81) CLIFTON, BRISTOL, BS8 2DP

BURSTON COOK
0117 934 9977



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 lounge aream / waiting room, 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	AVAILABILITY
FIRST FLOOR (2&3)	264	24.5	AVAILABLE
SECOND FLOOR (8)	260	24.1	AVAILABLE
SECOND FLOOR (9)	*260*	*24.1*	*LET*
SECOND FLOOR (10)	274	25.5	AVAILABLE
LOWER GROUND FLOOR	710	66	AVAILABLE

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, business rates, waste collection, external and internal repairs, cleaning use of the kitchenette and lounge.

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).




CAR PARK
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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
AUGUST 2026



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