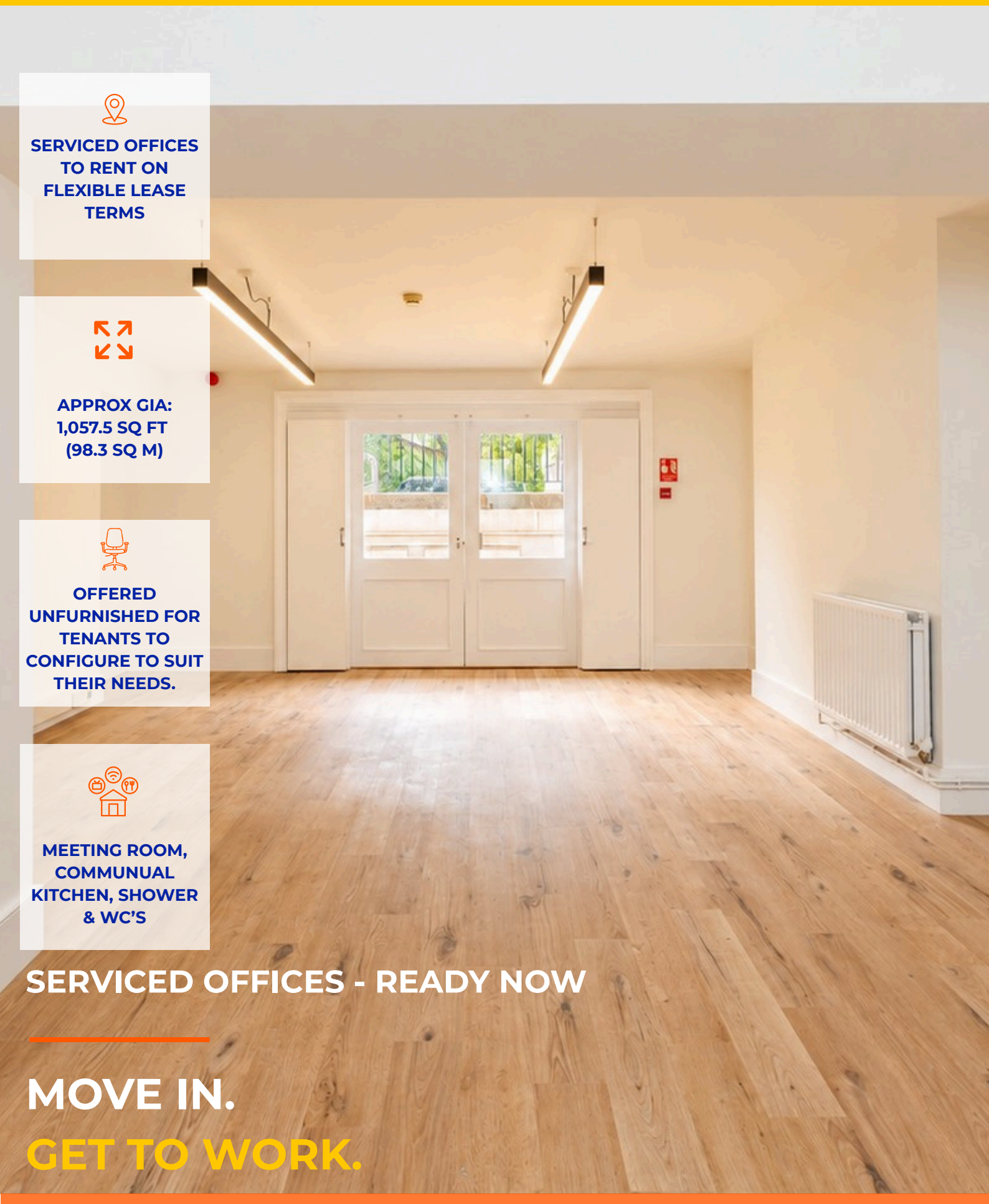
69 - 71 OAKFIELD ROAD

CLIFTON I BRISTOL I BS8 2BB

BURSTON COOK
0117 934 9977



SERVICED OFFICES TO RENT ON FLEXIBLE LEASE TERMS

APPROX GIA: 1,057.5 SQ FT (98.3 SQ M)

OFFERED UNFURNISHED FOR TENANTS TO CONFIGURE TO SUIT THEIR NEEDS.

MEETING ROOM, COMMUNUAL KITCHEN, SHOWER & WC'S

SERVICED OFFICES - READY NOW

MOVE IN.

GET TO WORK.

SERVICED OFFICES TO LET

LOCATION

The office is brilliantly positioned on Oakfield Road, just off Whiteladies Road, Bristol, putting some of Bristol's best-known independent businesses, cafés, restaurants and shops within easy reach.

Whiteladies Road runs through Clifton and Redland and provides a lively setting for the working week, with plenty of options nearby for morning coffee, lunch or an after-work drink. The location also makes getting to and from the office straightforward, whether travelling from elsewhere in Bristol or commuting from further afield.





- The space is offered unfurnished, allowing tenants to maximise its use and tailor the layout to suit their own occupational needs
- Arranged as two light and bright rooms, newly refurbished to include LED lighting, wood effect flooring.
- Meeting room
- Communal kitchen
- Shower & WC's
- Newly refurbished
- Inclusive rent which includes: business rates, electricity, heating, wireless internet, twice weekly cleaning, water. (Additional cost for IT set up - if wired connectivity is required)
- Wireless Internet







RENT
Quoting £4,000 per month (plus VAT).

TERMS
Flexible lease terms from 12 months onwards.

VAT
The property is elected for VAT.

EPC - The property has an Energy Performance rating of D (78).

GET IN TOUCH

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BURSTON COOK
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