3RD FLOOR (FRONT) 25-26 BERKELEY SQUARE, CLIFTON, BRISTOL, BS8 1HP

BURSTON COOK
0117 934 9977

LONG 999 YEAR LEASE FOR SALE WITH VACANT POSESSION

SECURE BIKE STORAGE & SHOWER

SIZE (NIA)
805 sq ft
75 sq m

£ QUOTING PRICE
£300,000

FOR SALE
VACANT POSESSION



THE OPPORTUNITY

An opportunity to purchase a high quality, self contained office located on the prestigious Berkeley Square.

- Comprising a suite of approximately 805 sq ft (75 sq m)
- Long lease for sale
- Bike storage and shower facilities
- Attractive commual areas and impressive staircase
- Potential for 100% business rates relief!

LOCATION

Berkeley Square is a stunning example of Clifton's Georgian architecture, offering office occupiers a superb working environment being within walking distance of both Bristol City Centre and Bristol's finest residential area of Clifton. Within just one minutes walk is Park Street, which is home to a wide variety of high quality restaurants, bars and retail shopping outlets, and therefore a most popular situation for offices amongst employers and employees alike.



DESCRIPTION

Whilst period buildings traditionally have some limitations in terms of their period style and layout, 25 – 26 Berkeley Square offers an occupier the ability to purchase a predominately open plan office within a building that combines period features with a contemporary edge.

The office is located on the third floor and is self contained, with independent lighting/power, kitchenette and WC. Other finishes include gas fired central heating via radiators, perimeter power points, intruder alarm, office lighting and carpets. There are also shared WC facilities and a shower in the building, together with bike storage.

CAR PARKING / BIKE STORAGE

Convenient pay-and-display parking is available directly on Berkeley Square, while the West End Long Stay Multi-Storey Car Park is located just a few minutes' walk from the property. Secure, covered cycle storage is also provided for occupiers.



ACCOMMODATION
In accordance with the RICS Code of Measuring Practice (6th Edition), the property has the following approximate net internal floor area.

AREA	SQ FT	SQ M
THIRD FLOOR (FRONT)	805	75
TOTAL (NIA)	**805**	**75**

PLANNING
Office use.

TENURE
The premises is offered for sale by way of a 999 year lease with a ground rent also being payable. A service charge is also payable towards the cost of the communal areas and external repairs and maintenance to the fabric of the building.

QUOTING PRICE
£300,000

EPC
The property has an Energy Performance Rating of C (57).

BUSINESS RATES
In accordance with the Valuation Office Agency website (www.voa.gov.uk) the property has the following assessment:-

Rateable Value: £11,750
Rates Payable (2026/2027): £5,076

NB: All parties are advised to make their own enquiries to verify this information. As the rateable value is below £12,000, then interested parties may be applicable for up to 100% relief on their business rates.

VAT
The property is elected for VAT and therefore VAT is payable on all prices.





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 obligation.

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. 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 reply on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
NOVEMBER 2026



CONTACT

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