

TO LET

1ST MONTH RENT FREE



**GROUND FLOOR OFFICES
15 WHITELADIES RD, BRISTOL**

GROUND FLOOR OFFICES

**15 WHITELADIES ROAD, CLIFTON, BRISTOL,
BS8 1PB**

APPROXIMATELY 250 SQ FT (23.23 SQ M)

LOCATION

The property is situated fronting onto Whiteladies Road, a prime Clifton location, within approximately 1km of Bristol city centre. Clifton is a popular office location. The property is close to high quality amenities, retail and leisure outlets that characterise this fashionable part of Bristol.

CONTACT

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IMPORTANT INFORMATION

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**Carter
Jonas**

DESCRIPTION

15 Whiteladies comprises a detached period office building with accommodation arranged on Ground and First floor. The accommodation presents well and provides the following amenities:

- Secure individual office rooms
- 24/7 access control and door entry system
- High quality shared kitchen
- WC facilities

ACCOMMODATION

The accommodation extends to approximately 550 sq ft (51.1 sq m) measured on a net internal area basis.

AREA	Sq Ft	Sq M
The "Music Room"	250	23.23

PARKING

Car parking is available on a separate agreement.

BUSINESS RATES

Tenants will be directly responsible for business rates but may be able to benefit from small business rate relief.

LEASE

The offices are available subject to contract, on a lease/licence basis, for a flexible term to be agreed.

RENT

Music Room - £1250 PCM

Exclusive of service charge, rates & VAT

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of B-40.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All terms quoted are exclusive of VAT.

VIEWINGS & FURTHER INFORMATION

Strictly via sole agents:

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SUBJECT TO CONTRACT September, 2025

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