

LIGHT AND AIRY OFFICE ON WHITELADIES ROAD

First Floor Front, 8-10 Whiteladies road, Clifton, Bristol, BS8 1PD



- A light and airy suite of offices fronting onto Whiteladies Road comprising two large, interconnecting open plan rooms
- 2 on site car parking spaces
- Approximately 726 sq ft (67 sq m)
- Bike storage



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

Whiteladies Road is a prestigious and popular office location in the exclusive Bristol suburb of Clifton. The property is positioned in a highly prominent and visible location on the western side of Whiteladies Road close to its junction with Queens Road.

The property is located in close proximity to the main campus of the university of Bristol together with the Queens Road area which provides a focus on retail and leisure activities. Nearby occupiers include Waitrose, Sainsburys, Boots, Anytime Fitness, Wagamamas, Black Sheep Coffee, together with many local and independent retailers and shops.

DESCRIPTION

The available space is located at first floor level and comprises two large interconnected rooms.

The premises benefits from carpet flooring, suspended ceiling with office lighting and will be redecorated throughout. There is also perimeter trunking and gas central heating together with shared WC and kitchenette facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice the suite comprises approximately 726 sq ft (67 sq m).

TENURE

The suite is available to rent 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.

RENT

£17.50 per sq ft pax.

CAR PARKING

2 additional car parking spaces are available to lease by way of an additional rental of £1,500 per annum, per space.

EPC

The property has an Energy Performance rating D (67).

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value:	£17,000
Rates Payable (2026/2027):	£7,344

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

We have been advised that the property is not elected for VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham FRICS
Tel: 0117 934 9977
Email: Finola@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2026

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