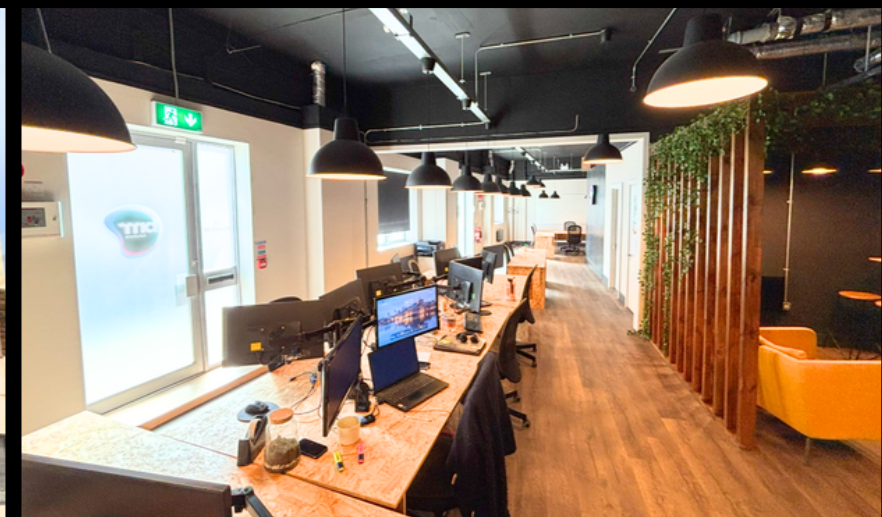


14 - 16 Hotwell Road, Clifton, Bristol, BS8 4UD

SELF CONTAINED GROUND FLOOR OFFICES AVAILABLE FULLY FITTED OR OPEN PLAN

581 - 1,173 sq ft with 1 secure car parking space

TO LET / MAY SELL



14 - 16 Hotwell Road, Clifton, Bristol, BS8 4UD

LOCATION - BS8 4UD

14 - 16 Hotwell Road is located on Hotwell Road (A4) where the road meets Anchor Road which is in close proximity to Clifton village and Bristol city centre.

The property is situated in a prime location with views across the floating harbour, with an easy walk into the city centre and excellent bus links on the doorstep.

Description

14-16 Hotwell Road comprises a ground floor self contained office. Both units 14 & 16 have been combined into a single office, but are held via separate long leasehold interests and could be made available on a separate unit basis.

The office accommodation currently benefits from the following:

- 15 x desks, 1 x meeting room, kitchen facilities, server rooms, breakout space and high quality W/Cs.
- Open plan office accommodation with good natural light.
- Benefits from LED lighting.
- 24 hour access and security system.
- 1 car parking space in secure rear car park.

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)	Car Parking
Unit 14 & 16	1,173 sq ft	109 sq m	1 Space
Unit 14	581 sq ft	54 sq m	-
Unit 16	592 sq ft	55 sq m	-

Tenure

The offices are available on new leases directly from the landlord for a term of years, in part or as a whole.

Consideration, will be given to the sale of the long leasehold interests, in part or as a whole. .

Unit 14 is held on a 999 year long leasehold interest from 2007.

Unit 16 is held on a 999 year long leasehold interest from 2006.

Quoting Rent & Price

Upon Application to the sole agents.



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Location - BS8 4UD

- Excellent restaurants and bars are within easy walking distance, such as the Grain Barge, The Pump House, Harbour Hub, Broken Dock and Noah's Seafood restaurant.
- The property is situated in close proximity to both Clifton Village and the city centre. Hotwell Road is a popular location for businesses to capitalise on the easy commute into this side of the city and the picturesque surroundings of the old docklands which includes the SS Great Britain which is situated opposite.

Car parking permits

The Clifton & Hotwells Parking Zone, may entitle tenants up to 7 street permits from the local authority at £342 per space per annum.

We recommend this is confirmed with the local authorities.



14 - 16 Hotwell Road, Clifton, Bristol, BS8 4UD

Business Rates

Ground floor

Rateable Value £19,850

Rates Payable 25/26 £9,407 per annum (£8.02 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

Use

Use Class E commercial (formerly B1 Offices).

EPC

C58

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

CONTACT

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