

TO LET



GROUND FLOOR OFFICES
15 WHITELADIES RD, BRISTOL

GROUND FLOOR OFFICE

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

APPROXIMATELY 250 AND 300 SQ FT (23.23 AND 27.87 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

Carter Jonas LLP

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lesser(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

**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 625 sq ft (58 sq m) measured on a net internal area basis.

AREA	Sq Ft	Sq M
The "Drawing Room"	300	27.87
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

Drawing Room - £1500 PCM

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 January, 2025

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