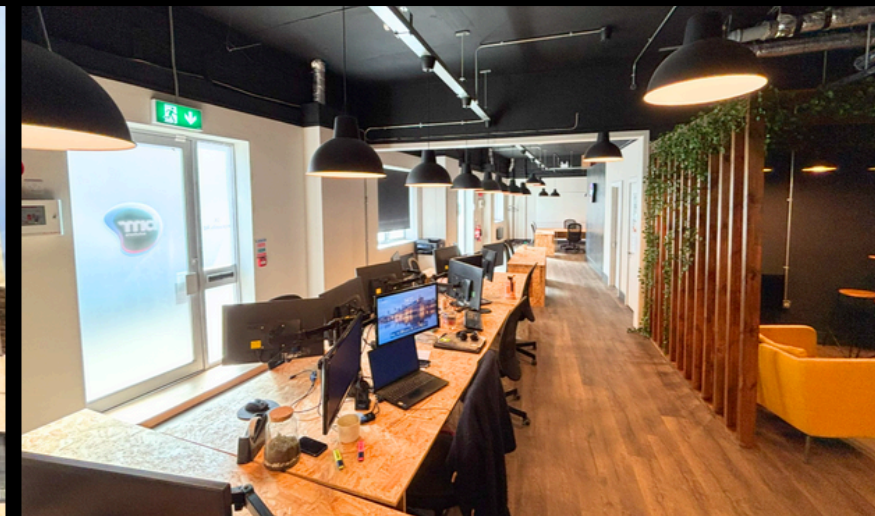


14 - 16 Hotwell Road, Clifton, Bristol, BS8 4UD

SELF CONTAINED GROUND FLOOR OFFICE AVAILABLE FULLY FITTED

1,173 sq ft (109 sq m) 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 offices. The office accommodation 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
Ground Floor	1,173 sq ft	109 sq m	1 Space

Tenure

The office is available on new lease directly from the landlord for a term of years.

Consideration, will be given to the sale of the long leasehold interest. The property is held on a 999 year long leasehold interest from 2006.

Quoting Rent & Price

Upon Application to the sole agents.

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.



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.



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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