

OFFICES TO LET

Bristol

alder king

PROPERTY CONSULTANTS



**FLEXIBLE OPEN PLAN
OFFICE
ACCOMMODATION
WITH ALLOCATED
PARKING.**

**Second Floor Offices
Pembroke House
15 Pembroke Road
Clifton, Bristol
BS8 3BA**

**1,761 - 4,850 sq ft
(163.6 - 450.5 sq m)
net approx.**



Second Floor Offices, Pembroke House, 15 Pembroke Road, Clifton, Bristol

Location

Clifton is one of Bristol's most desirable Business and Residential locations and enjoys close proximity to Bristol City Centre, which is located only one mile to the South. Pembroke House occupies a prominent position on Pembroke Road, which is only a short walk from the fashionable Queens Road, Whiteladies Road and Park Street, all of which offers an array of shops, restaurants and leisure facilities.

The close proximity to the City Centre provides easy access to the Bristol's Motorway Network and Clifton Down Railway Station is also only a short walk away.



Tenure

The office accommodation is available by way of a new full repairing and insuring service charge lease for a term of years to be agreed.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a net internal area basis and comprises the following approximate dimensions and areas:-

Area	Sq ft	Sq m
Second Floor Short Wing	1,765	163.9
Second Floor Long Wing	3,085	286.6
Total	4,850	450.5

Description

Pembroke House is a 5 storey purpose built office providing good quality open plan office suites. The second floor accommodation benefits from the following;

- Suspended ceilings
- LED lighting
- Perimeter trunking
- Comfort heating / Cooling
- On site allocated car parking space

Male, female and disabled WC facilities are provided within the building.

Rent

Upon application

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

The premises have office consent under Class B1 of the Use Classes Order.

Interested parties are however to make their own enquiries with the Local Planning Authority of Bristol City Council. Tel: 0117 922 3000 or www.bristol.gov.uk.

Estate Agents Act 1979 Disclosure

The Partners of Alder King hereby disclose that they own the freehold interest in the property which is held in their Pension Fund.

Legal Costs

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

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012).

The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent.

We recommend that the prospective tenants establish the implications before entering into any agreement.

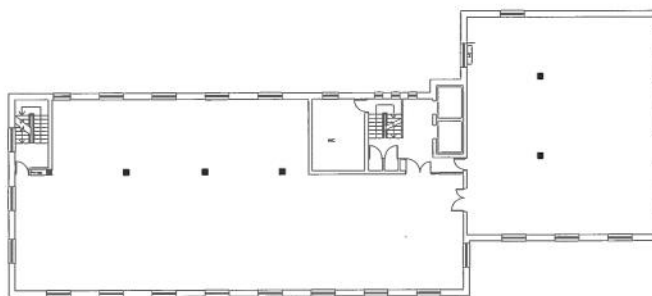
Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA.

A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



SECOND FLOOR PLAN



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

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