



FOR SALE / TO LET

23 Berkeley Square

Clifton, Bristol BS8 1HP

Self contained Office building – 3,969 sq ft net approx.

Location

Berkeley Square is a well established and prestigious office location within the popular Clifton area.

The square is already home to a wide range of office occupiers including professional services, media and education sector occupiers.

The location offers excellent access to an extensive range of nearby amenities with Clifton Triangle, Park Street and Whiteladies Road all within very close proximity.

M32



1.5 miles east

M4/M5



8.5 miles north

Clifton Down



1 mile

Temple Meads



1.5 miles



Accommodation

Description

The property comprises a Georgian Grade II listed self-contained office building arranged over garden, ground and 3 upper floors.

Offering a good mix of large individual office rooms on each floor, the property also benefits from an enclosed rear garden with patio area.

Heating is via perimeter radiators with comfort cooling to some parts of the building.

Services

We are advised that mains services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area (approximate Net Internal)	Sq ft	Sq m
Third Floor	815	75.71
Second Floor	781	72.55
First Floor	728	67.6
Ground Floor	915	85.03
Garden Floor	730	67.85
TOTAL	3,969	368.74

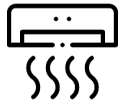
Number of floors

5

Nearby amenities



Comfort cooling to part



Attractive listed building



Enclosed rear garden



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We understand that the accommodation has previously been used for B1 office use and therefore now falls within Class E use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Class E uses include office, financial services and healthcare uses.

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

The EPC Rating is D and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Tenure/Lease

The property is available for sale or to let by way of a new full repairing lease with terms to be negotiated.

Purchase Price/Quoting Rent

The property is offered for sale or to let at a rent equating to £25.00 per sq ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective purchasers/tenants establish the VAT implications before entering into any agreement.

AML

A successful purchaser/tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Alder King Property Consultants

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AK Ref: SP/TD

Date: October 2024

Subject to Contract

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Important Notice

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Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.

alder king

PROPERTY CONSULTANTS

