

GROSVENOR HOUSE

149 Whiteladies
road, Bristol, BS8 2RA



BROCKHURST
PROPERTY MANAGEMENT

Ground Floor Retail Unit and
Office Accommodation on
1st & 3rd floors from 2,536
to 6,613 sq ft net approx.



LOCATION

Whiteladies Road is a prestigious and popular office location within the exclusive Bristol suburb of Clifton. The building occupies a highly prominent location on the eastern side of Whiteladies Road.

The property is located in close proximity to Clifton Down railway station, providing easy access to the rest of Bristol and beyond. Whiteladies Road has a strong focus on retail and leisure activities in this part of the city. Nearby occupiers include high-end furniture stores, M&S Food, Sainsbury's, and a range of other well known restaurant occupiers including Bosco Pizzeria, Buenasado Steakhouse, Aqua and Boston Tea Party cafe.

In recent years the Whiteladies Road and Queens Road areas have seen an increase in the number of restaurant and leisure based uses opening in the area providing excellent amenities for staff.

-  **M4/M5**
7 miles
-  **BRISTOL**
1.5 miles
-  **CLIFTON VILLAGE**
1 mile
-  **CLIFTON DOWN STATION**
0.2 miles



DESCRIPTION

This well located property fronts Whiteladies Road and is arranged over ground and two upper floors. The accommodation is open plan in nature and benefits from plenty of natural light.

The ground floor accommodation is suitable for a range of retail / leisure uses and will be offered in a white box finish.

The upper floor offices have been finished to a good standard, benefiting from comfort cooling throughout, LED lighting and a range of meeting rooms and breakout areas, together with WC and shower facilities.

ACCOMMODATION

	AREA	SQFT	SQM
Ground Floor		2,536	235.59
First Floor		3,344	310.68
Third Floor		3,269	303.75
TOTAL		9,149	850.01



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PLANNING

We are verbally advised that the accommodation has planning consent for Class E use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.
Tel: 0117 922 1222 or www.bristol.gov.uk

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

VAT

Under the Finance Acts 1989 and 1997, VAT is to be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

CODE FOR LEASING

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

EPC

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

TERMS

The accommodation is available as a whole or on a floor by floor basis, by way of a new full repairing lease for a term of years to be agreed.

LEGAL COSTS

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

RENT

The ground floor retail space is offered at a rent of £22.50 per annum exclusive of VAT.

The office accommodation is offered at a rent of £23.00 per annum exclusive of VAT.

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.



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AML CODE FOR LEASING

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

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



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