

alder king

PROPERTY CONSULTANTS

TO LET

38 Whiteladies Road

Bristol BS8 2LG

Attractive self-contained period office building with onsite car parking – 2,035 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 western side of Whiteladies Road.

The property is located in close proximity to BBC and the main campus of the University of Bristol. Together with Whiteladies Road and the Queens Road area there is a strong focus on retail and leisure activities in this part of the city. Nearby occupiers include M&S Food, Waitrose, Boots, Sainsbury's and a range of other well known national and regional occupiers.

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 north

Clifton Down Station



0.5 mile north

Clifton Village



1 mile south

Bristol



1 mile southeast



Accommodation

Description

This attractive self-contained property fronts Whiteladies Road and is arranged over lower ground, ground and two upper floors. All floors benefit from good natural light with large windows to the front and rear of the property.

The accommodation retains many period features, whilst having also been updated to provide contemporary office accommodation benefitting from LED lighting and gas fired central heating via perimeter radiators, together with WC, shower and kitchen facilities.

Parking

The accommodation has the ability to park up to 3 cars to the rear of the property.

Services

We are advised that all main 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 the state and condition of such items.

Area	sq ft	sq m
Lower Ground Floor	479	44.51
Ground Floor	576	53.58
First Floor	523	48.57
Second Floor	457	42.47
TOTAL	2,035	189.13

Bicycle parking



Shower



Gas fired central heating



On-site parking



LED lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

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.

Energy Performance Certificate

The EPC Rating is C (55) 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](#).

Terms

The property is available by way of a new full repairing lease for a term of years to be agreed.

Rent

The property is offered to let for £55,000 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 is to be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

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

Viewing Arrangements

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



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AK Ref: TWD/101749 **Date:** August 2025 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
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PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

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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.

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