

Kilpatrick & Co

Commercial Property Consultants

2nd Floor Grosvenor House
149 Whiteladies Road
Bristol BS8 2RA

Offices to let

3,400 sq ft

- * Air conditioning*
- * Central heating*
- * Car parking*
- * Bike storage*
- * Solar panels*
- * Showers & toilets*



www.kilpatrick-cpc.co.uk

Email: post@kilpatrick-cpc.co.uk



01793 643101

LOCATION: Grosvenor House is situated in Whiteladies Road, within walking distance of Clifton Village and within a mile of Bristol City Centre and close to bus stops and Clifton Down rail station. Whiteladies Road is the main thoroughfare through Clifton and is home to a wide variety of retail outlets and restaurants. Clifton is one of Bristol's most popular office locations, offering ease of access to Bristol City Centre, yet retaining a pleasant working environment.

DESCRIPTION: Grosvenor House comprises a purpose built 4 storey self-contained modern office building with male and female WCs, & secure basement car parking. The property has recently had installed a new passenger lift and new roof incorporating solar panels, which feed into each tenant's electricity supply to reduce the cost of their energy bills. The offices have been refurbished to provide part open plan, part partitioned offices with coms room, kitchen/staff area with heating/comfort cooling, suspended ceilings, recessed LG3 lighting and perimeter trunking. Fibre broadband is available for connection within the building.

ACCOMMODATION: The net internal floor areas is: 2nd Floor:3,400 sq ft (315.86m²)

TERMS: The offices are available by way of a new effectively full repairing & insuring lease by way of a service charge for a term to be agreed.

RENT: £64,600 per annum, exclusive of vat, service charge and outgoings.

SERVICE CHARGE: Current budget: £ 5,902.65 + vat per quarter.

BUSINESS RATES: The VOA website shows the offices have an RV of: **£51,500.**

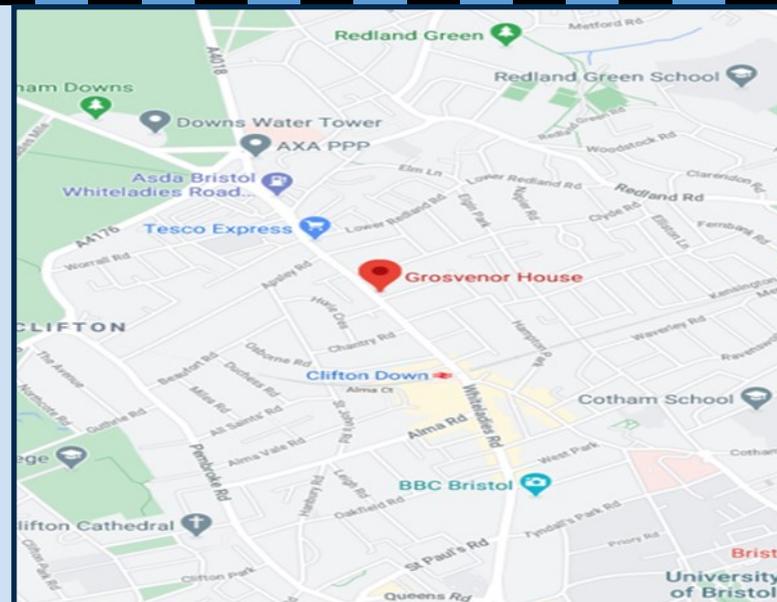
Rates Payable 2021/22: £26,368.00.

Interested parties are advised to make their own enquiries as to the business rates payable direct with Bristol City Council on 0117 922 3300.

EPC:An Energy Performance Certificate has been commissioned and is available on request.

LEGAL COSTS: Each party will be responsible for their own legal costs in the transaction.

VIEWING: Strictly by prior appointment with sole agents **KILPATRICK & CO**



Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor

N.B Kilpatrick & Co for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) these particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co, nor anyone in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser or lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, reference to condition, services, appliances, uses, etc.. (iv) all rentals, prices (etc) are exclusive of vat, if applicable.



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CURRENT LAYOUT

