

OFFICES

CLIFTON VILLAGE OFFICE ROOMS



TO LET

RODNEY HOUSE, CLIFTON, BRISTOL, BS8 4JH

APPROXIMATELY: 221 - 1,672 SQ FT (20.53 - 155.42 SQ M)

- **Prominent location within Clifton Village**
- **Individual rooms from 221 ft² (20.53 m²)**
- **Flexible terms available**

LOCATION

Rodney House is located close to the junction of Portland Street and Clifton Down Road in Clifton Village. The property is close to high quality amenities, retail and leisure outlets that characterise this fashionable part of Bristol.

CONTACT

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IMPORTANT INFORMATION

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RODNEY HOUSE CLIFTON, BRISTOL

DESCRIPTION

Rodney House is a period office building with accommodation arranged on ground and two upper floors. The accommodation provides open plan office rooms and has the following amenities:

- Secure individual office rooms
- Access control and door entry system
- High quality shared kitchen
- WC and shower facilities
- Meeting room facilities available to book

ACCOMMODATION

First Floor

| | | |
|-----|---------------------|-------------------------|
| 5 | 221 ft ² | (20.53 m ²) |
| 6&7 | 428 ft ² | (39.77 m ²) |
| 8 | 259 ft ² | (24.10 m ²) |

Second Floor

| | | |
|----|---------------------|-------------------------|
| 9 | 238 ft ² | (22.11 m ²) |
| 11 | 259 ft ² | (24.10 m ²) |
| 12 | 267 ft ² | (24.81 m ²) |

PARKING

The building provides limited on-site parking available at a separate licence fee together with secure cycle parking.

BUSINESS RATES

Each office room is to be rated as a separate rating hereditament. Tenants are to be responsible for business rates.

AGREEMENTS

The accommodation is offered to let on new agreements granted for a term of 6-12 months, which can be extended by agreement. Leases are granted outside the security of tenure provisions of the Landlord & Tenant Act 1954. Agreements are available for individual rooms, multiple rooms, floors etc.

RENT

Rentals are quoted inclusive of normal service charge items but excluding business rates and telephone / internet.

First Floor

| | |
|-----|-----------------------|
| 5 | £1,000 pcm, exclusive |
| 6&7 | £1,200 pcm, exclusive |
| 8 | £1,900 pcm, exclusive |

Second Floor

| | |
|----|-----------------------|
| 9 | £1,000 pcm, exclusive |
| 11 | £1,250 pcm, exclusive |
| 12 | £1,275 pcm, exclusive |

All terms quoted subject to contract.

LEGAL COSTS

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

VIEWINGS

Strictly via sole agents:

Kate Richardson:

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Andrew Hardwick

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at this office.

For details of all commercial properties marketed through this firm please visit:

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SUBJECT TO CONTRACT August 2023

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