

Second Floor, Grosvenor House

Second Floor, Grosvenor House, 149 Whiteladies Road, Bristol, BS8 2RA

Office Space

3,400 sq. ft. (315.87 sq. m.)

- Air conditioning
- Central heating
- Car parking
- Bike storage
- Solar panels
- Shower facilities

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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

Measured on a net internal basis the property has a floor area of 3,400 sq. ft. (315.87 sq. m.).

Terms

The property is available to rent by way of a new lease for a term of years to be agreed. Rent on application.

Availability

The accommodation is available on an effective full repairing and insuring lease by way of service charge.

Business Rates

Further information is available from the agents.

VAT

All figures quoted are exclusive of VAT, if chargeable.

EPC

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

Legal Costs

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

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