

For Sale

**CBRE**

## Brunel House, The Promenade, Clifton, Bristol, BS8 3NG

### Office Space

7,312 sq. ft. (679.3 sq. m.)

- Impressive period building
- On site car parking
- Cycle parking
- Central heating
- Passenger lift

### Contact Us

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**CBRE OFFICES**

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### Location

Brunel House is situated on The Promenade, Clifton which is one of the most prestigious locations in Bristol and is within close proximity to Clifton Village which provides a range of shops, bars and restaurants. The building is on Clifton Down and has excellent access to Clifton Suspension Bridge which gives access to the M5 Junction via the A369. and the A4 Portway can be accessed via Bridge Valley Road.

### Accommodation

Measured on a net internal basis the building has the following net internal areas;

Floor	Sq. ft	Sq. m
Lower Ground	1,415	131.5
Ground	1,473	136.8
First	1,532	142.3
Second	1,638	152.2
Third	1,254	116.5
<b>Total</b>	<b>7,312</b>	<b>679.3</b>

### Description

The building comprises a semi-detached period building currently used as office space and is arranged over lower ground to third floors. Internally the building benefits from the following specification;

- Gas central heating
- LED lighting
- Cycle storage
- 8 person passenger lift
- Shower facilities
- Male, female and accessible WC facilities
- Lower ground floor storage
- Rear garden area
- EPC to be confirmed

### Availability

The building is held on a lease for a term of 125 years from 24<sup>th</sup> June 1982. The current passing rent is £5,500 per annum and is subject to 5 yearly rent reviews the next review being 24<sup>th</sup> June 2027.

The Long Leasehold interest is available for sale, price on application to the agents.

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## Business Rates

The current Rateable Value is £117,000. Interested parties should make their own enquiries directly with the billing authority.

## VAT

All figures quoted are exclusive of VAT, if chargeable.

## Legal Costs

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



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