

# TO LET

## Somerset House, 18 Canynge Road, Clifton, Bristol

**Hartnell**  
**TaylorCook**



### Contact

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### LOCATION - BS8 3JX

Somerset House is situated on Canynge Road close to its junction with Clifton Park and Clifton Down Road. Clifton is a popular and desirable part of Bristol with easy access via the Clifton Suspension Bridge leading to the A369 and Junction 19 of the M5. Clifton Village is a short walk from the offices and offers a range of amenities for businesses and staff with restaurants, coffee shops and boutique retail facilities.

### DESCRIPTION

Somerset House is a 4 storey purpose built office building arranged over ground and 2 upper floors with a lower ground floor, storage and showers. The available office accommodation is located on the ground floor rear in small serviced office suites for 2-30.

- Comfort cooling, suspended ceilings with Category II lighting
  - Carpeted floors with perimeter trunking
  - Fitted kitchenette
  - Reception service during office hours Monday to Friday
  - Male and female WCs on alternate floors
  - Shower facilities at lower ground floor
- Additional meeting rooms could be available for hire. (3 No)

### ACCOMMODATION

Ground Floor Serviced Office  
Suites

From 2 - 30  
People

### PARKING

There is on-site parking available subject to terms.

### TENURE

The ground floor accommodation is available on a new full repairing and insuring sub-lease, for a term of year to be agreed up to a lease expiry date of June 2021.

The ground floor suites can be available on a very flexible serviced office basis, managed by Clifton Business Centre, or by way of a traditional lease.

### RENT

Upon application.

### RATES

Upon application.

### EPC

A copy of the energy performance certificate can be made available upon request.

### LEGAL COSTS

Each party is to bear their own legal costs incurred in the transactions.

### VIEWING

For further information or to arrange an inspection, please contact the above.

Bristol Office  
Somerset House  
18 Canynge Road  
Clifton  
BS8 3JX  
T. 0117 923 9234

**htc.uk.com**



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## Energy Performance Certificate

Non-Domestic Building



GROUND FLOOR  
Somerset House  
Canynge Road  
BRISTOL  
BS8 3JX

Certificate Reference Number:  
0492-0832-7899-7024-2006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

99 This is how energy efficient the building is.

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 545  
Building complexity (NOS level): 4  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 57.9

### Benchmarks

Buildings similar to this one could have ratings as follows:

34

If newly built

92

If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



SUBJECT TO CONTRACT

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