



ENTER

SITUATED IN THE HEART OF BRISTOL

A LANDMARK BUILDING

Clifton Heights is one of Bristol's landmark office buildings, offering modern office accommodation on 14 floors with stunning views across the city.

FACILITIES PROVIDED

- 3 High speed passenger lifts
- Onsite car parking
- Integrated security system
- Shower facilities
- High quality reception with commissionaire
- 24 Hour access.



ABOUT

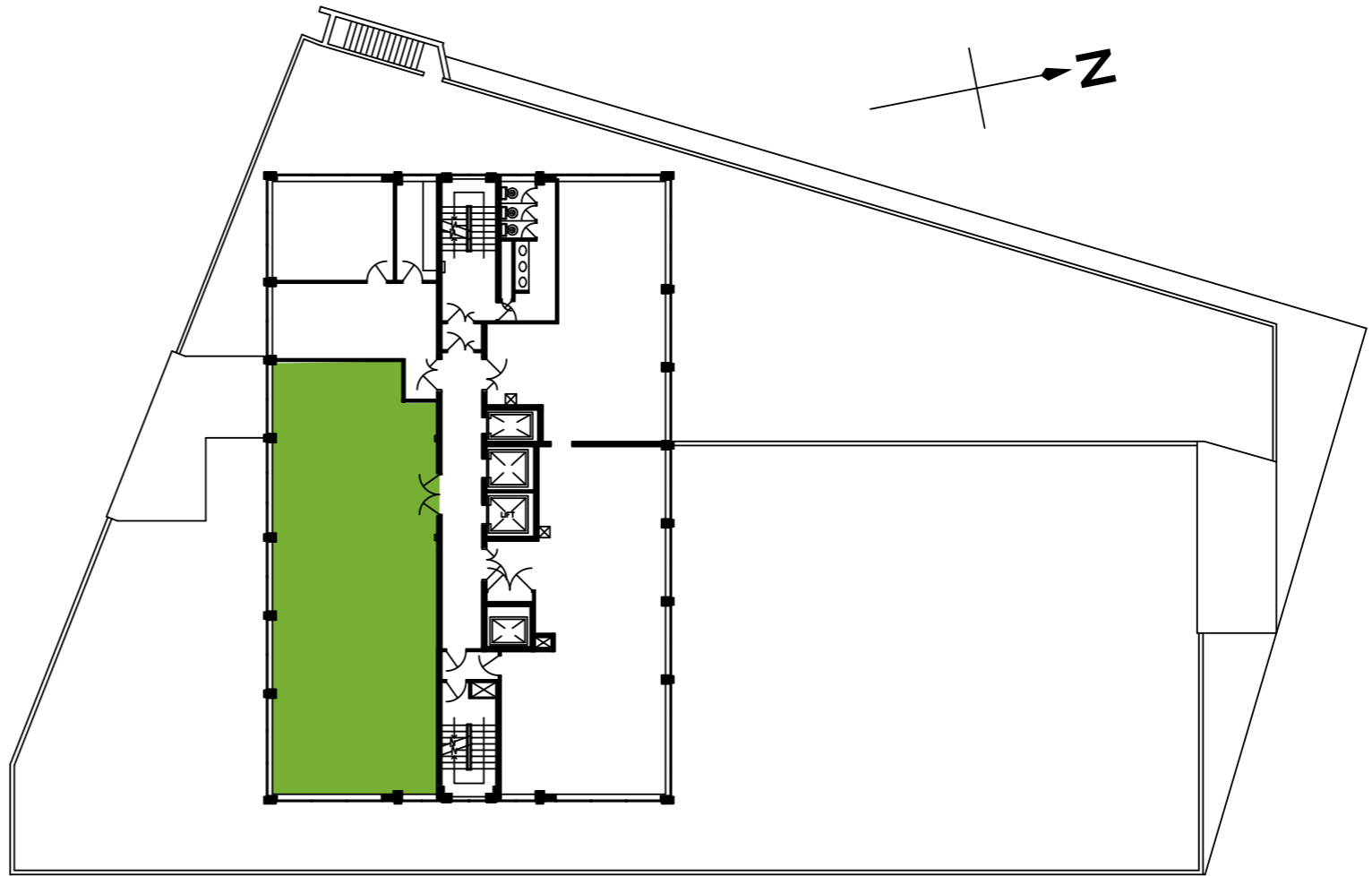
AVAILABILITY

FLOOR 3

3

LET

3rd floor
1,300 SQ FT



AVAILABILITY

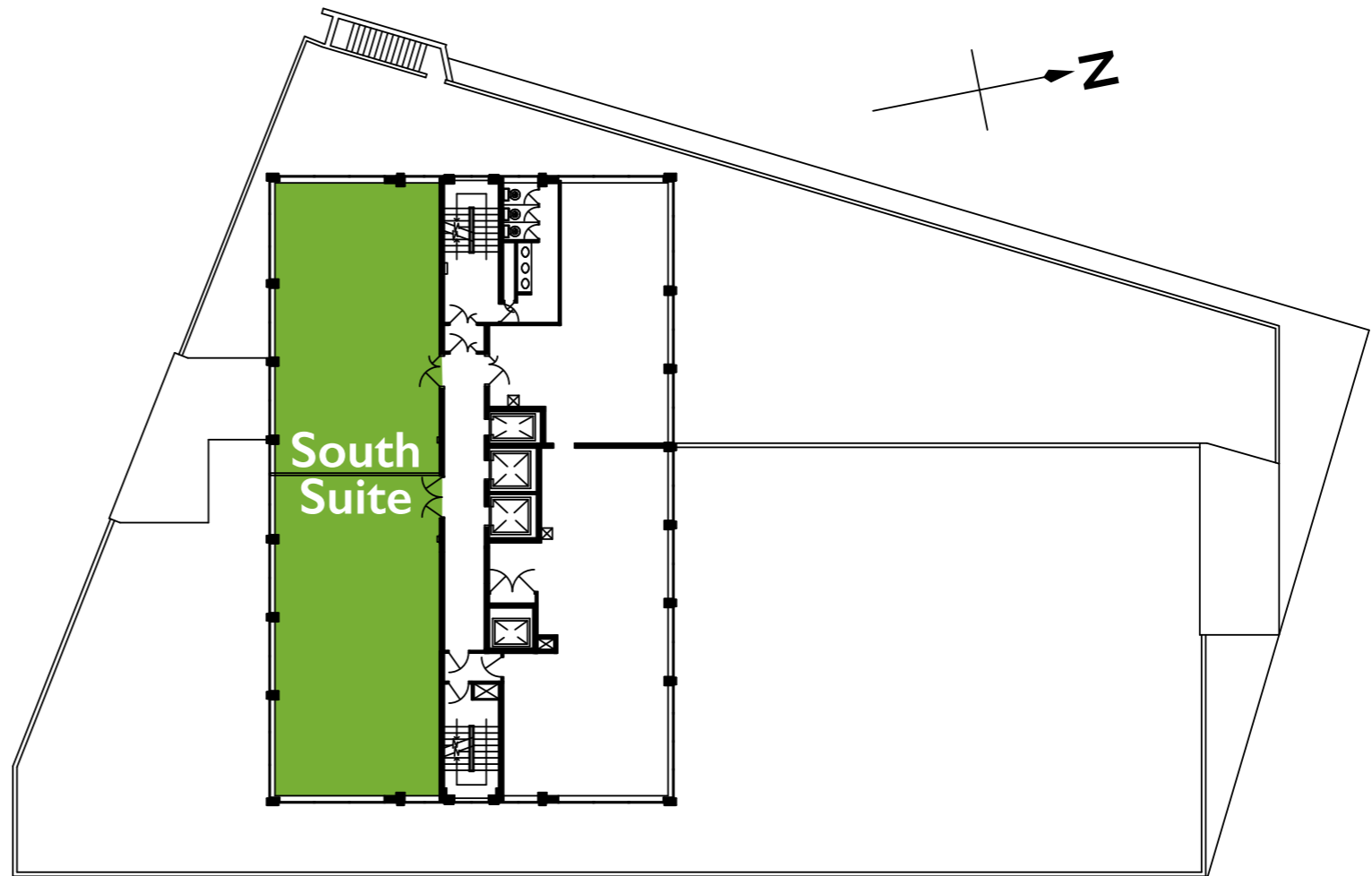
AVAILABILITY

FLOOR 4

4

4th floor South Suite
2,000 SQ FT

All the South Suites are the same size.



AVAILABILITY

AVAILABILITY

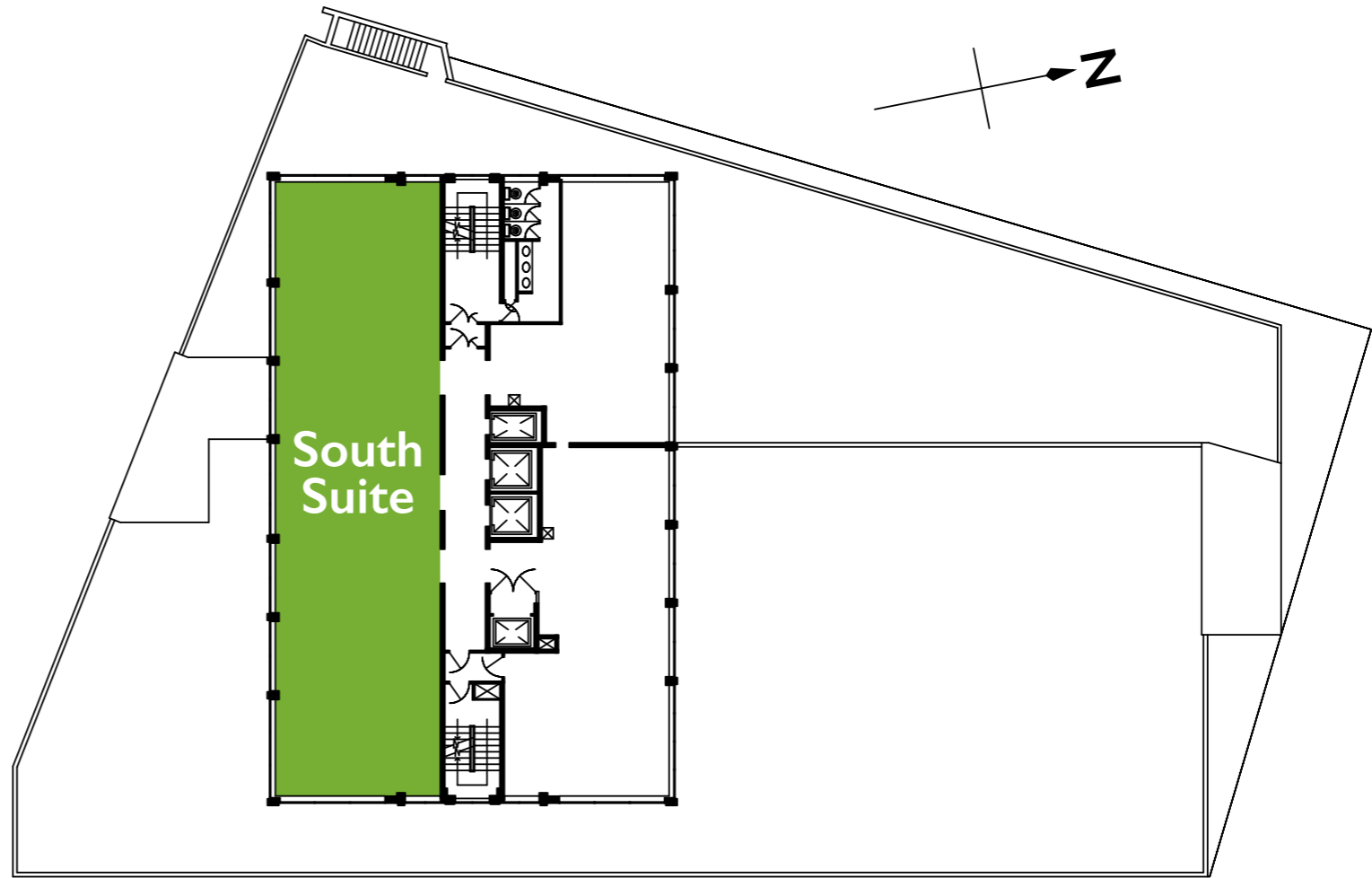
FLOOR 7

7

LET

7th floor South Suite
2,000 SQ FT

All the South Suites are the same size.



ON YOUR DOORSTEP

PROMINENTLY LOCATED

Clifton is a prime business location, home to a number of major professional, media and marketing occupiers.

The City Centre and public transport are readily accessible, as is the M32 motorway which leads directly to the M4/M5.



wahaca

BAR & BRASSERIE
BROWNS
ESTABLISHED 1973

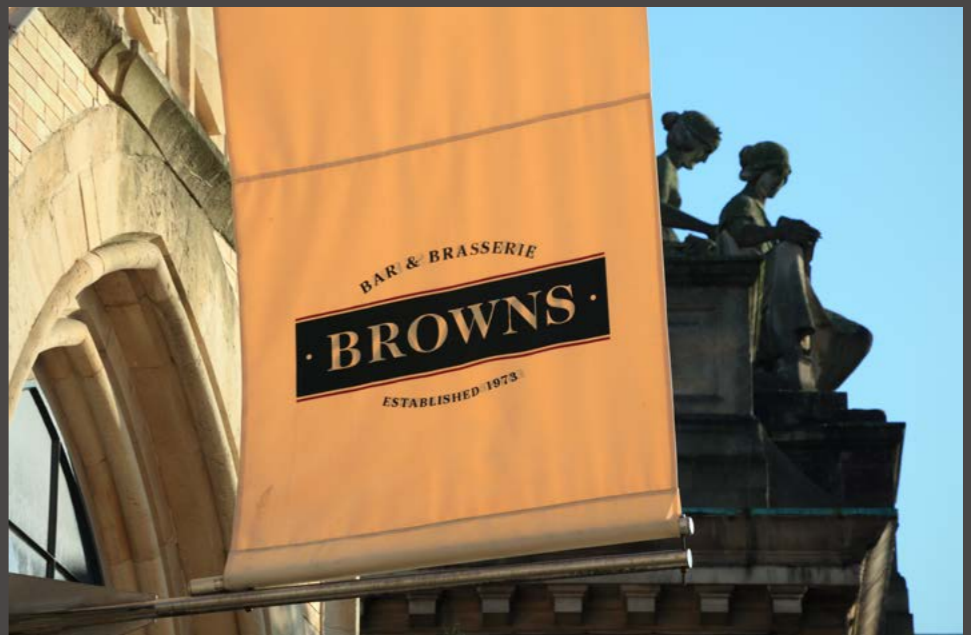
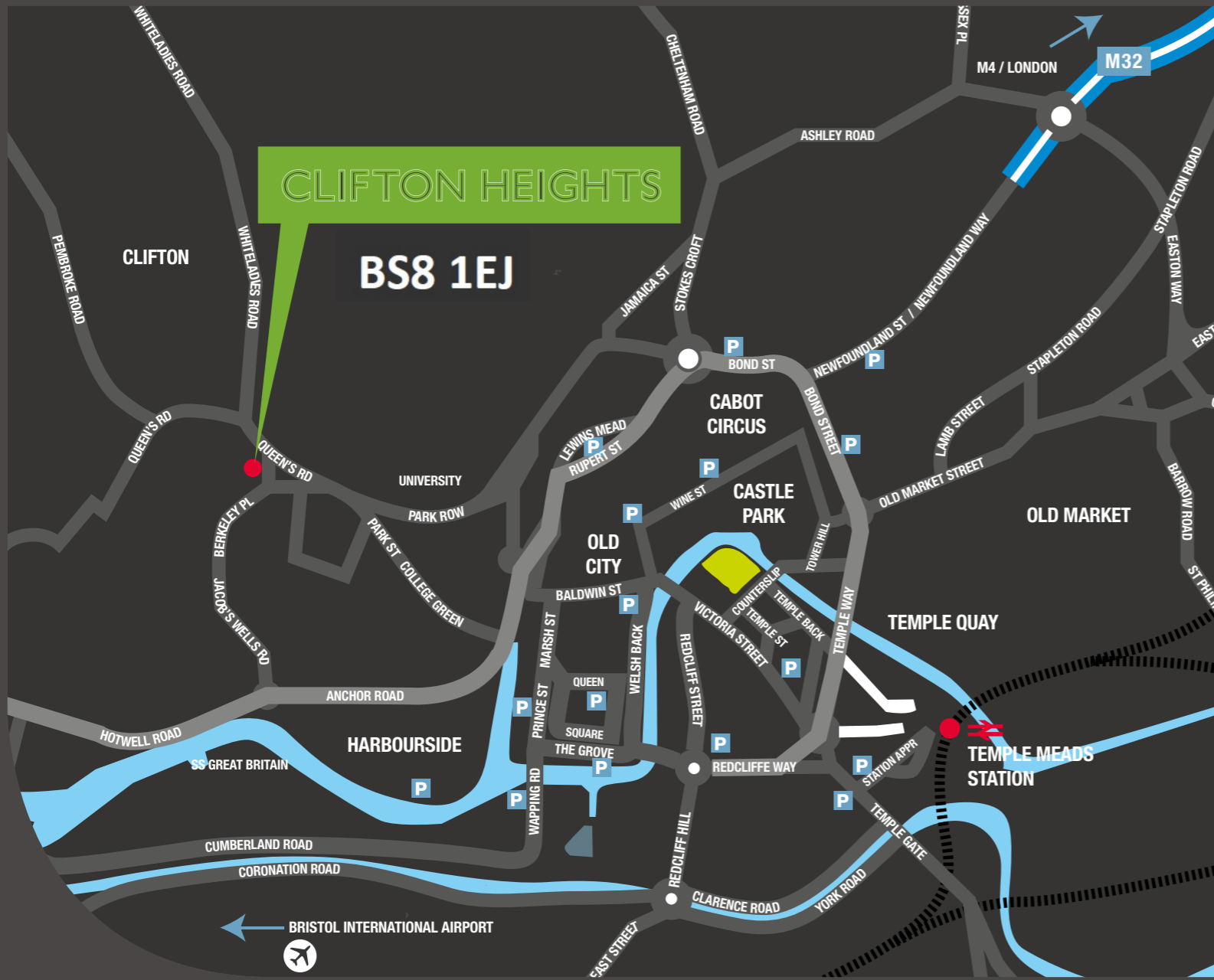
Waitrose

CAU

wagamama

COSTA

Sainsbury's



LOCATION

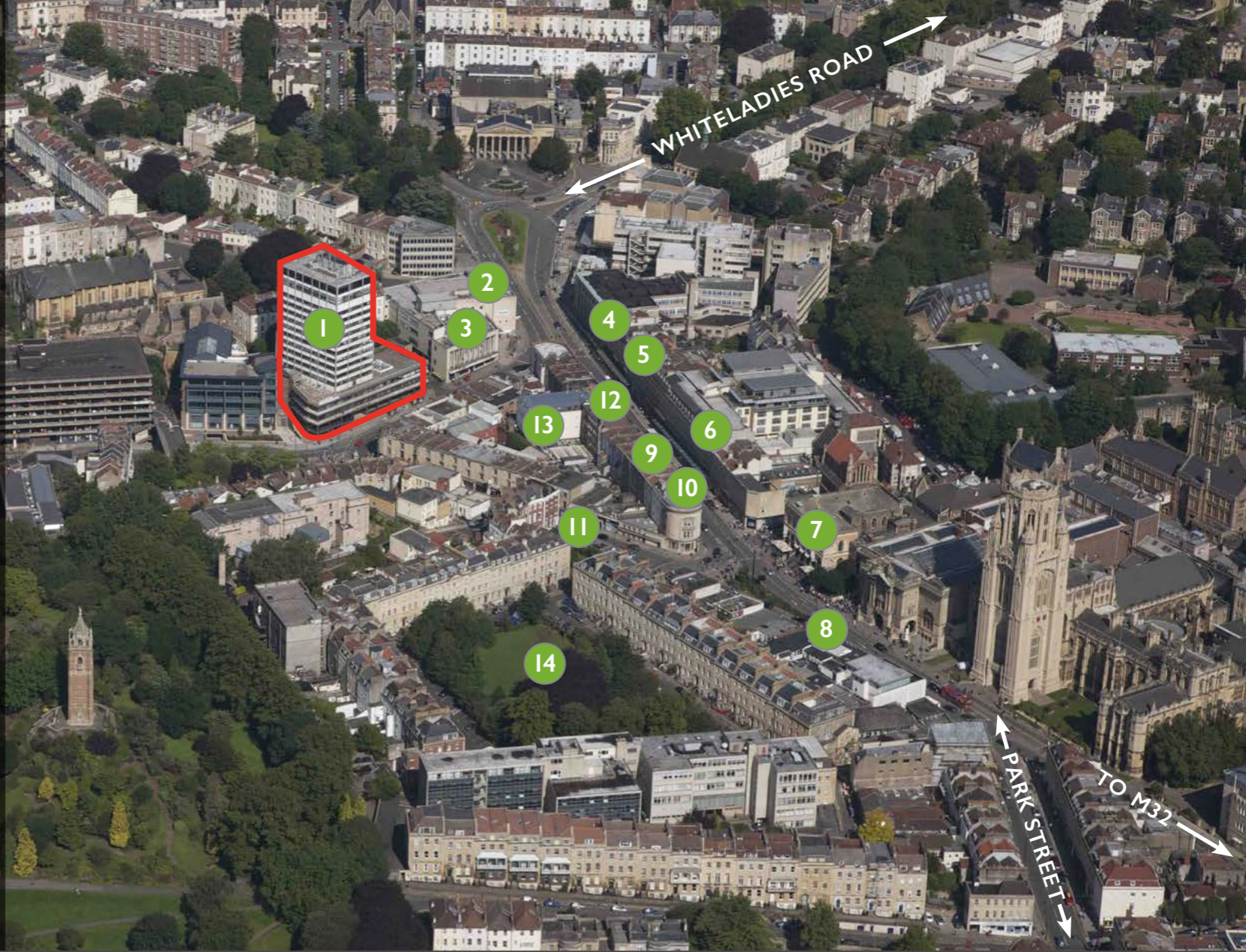
CONVENIENTLY LOCATED



LOCAL AMENITIES

Local amenities include a varied selection of shops, restaurants, bars and leisure facilities.

- 1 CLIFTON HEIGHTS
- 2 WAITROSE
- 3 NUFFIELD HEALTH BRISTOL FITNESS & WELLBEING GYM
- 4 WAHACA
- 5 CAU
- 6 SAINSBURY'S
- 7 BROWNS
- 8 PRET
- 9 BILL'S
- 10 WAGAMAMA
- 11 ROCOTILLO'S
- 12 COSTA COFFEE
- 13 THE CLIFTON TRIANGLE
- 14 BERKELEY SQUARE



AMENITIES

ENQUIRIES

ACCOMMODATION

At Clifton Heights, the emphasis is on flexibility with a variety of floor plates that can be adapted to suit most occupier's requirements. Secure on-site basement car parking is also available.

AVAILABILITY

New effectively full repairing and insuring service charge leases outside the Landlord & Tenant Act 1954 are available on flexible terms.

OCCUPATION COSTS

Full details of rent, business rates and service charge are available on application.

TO MAKE ARRANGEMENTS TO VIEW OR FOR FURTHER INFORMATION
PLEASE CONTACT THE SOLE LETTING AGENTS.

AGENT

Avison Young

**AVISON
YOUNG**

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MANAGED BY:

Petit Papillon



PETIT PAPILLON

MANAGEMENT LIMITED

ENQUIRIES