



8 Elmdale Road

Clifton
Bristol BS8 1SL

TO LET

High Quality Refurbished Office Building
Approximately 2,490 sq ft (231.32 sq m)

- Attractive period building with modern efficient workspace
- Self-contained accommodation
- 4 car parking spaces

Carter Jonas

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Location

The property is located on Elmdale Road close to the retail and leisure amenities of Queens Road in Clifton. Bristol city centre is less than a mile to the east whilst the building is close to the main Bristol University precinct and directly opposite Bristol Grammar School. The location is highly accessible with bus services available from Queens Road and the Triangle to all parts of the city, including Bristol Temple Meads and Clifton Down railway stations. Berkeley Place and Trenchard Street multi-storey car parks are only a few minutes walk away.

Description

8 Elmdale Road has undergone a thorough refurbishment to provide an attractive period office building with modern efficient workspace. The accommodation has been modernised to maximise the amount of larger working areas.

Amenities include :-

- New energy efficient gas fired central heating system
- New LED lighting throughout
- New toilet/shower room facilities
- New kitchenette
- New carpets and finishes throughout
- Newly rewired and infrastructure to facilitate occupier networking

Accommodation

| Floor | Sq ft | Sq m |
|----------------------------|--------------|---------------|
| Lower Ground Floor Offices | 510 | 47.38 |
| Lower Ground Floor Storage | 145 | 13.47 |
| Ground Floor Offices | 600 | 55.74 |
| First Floor Offices | 550 | 51.10 |
| First Floor Kitchenette | 60 | 5.57 |
| Second Floor Offices | 625 | 58.06 |
| Total | 2,490 | 231.32 |

Parking

The building has parking for 4 cars to the rear of the building.

Business Rates

Rateable Value £29,250.

Lease

The accommodation is offered to let on a new full repairing and insuring lease for a term of years to be agreed and granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

On application.

Energy Performance Certificate

C - 74.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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

Further Information

For further information please contact the sole agents.

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