



## INSPIRING DOUBLE HEIGHT OFFICE SPACE WITH PARKING

**Former Bank, 106 Whiteladies Road,  
Clifton, Bristol, BS8 2QW**

**£75,000 Per Annum**

106 Whiteladies Road is a Grade II listed former bank which will provide high quality and contemporary office accommodation whilst retaining period features throughout.

The offices are situated in a prime position on Whiteladies Road and will provide approximately 323sqm / 3,475sqft (Net Internal Area) over ground and mezzanine levels.

In addition, the office benefits from allocated parking for approximately 6 cars to the rear. Early enquiries are essential.

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## DESCRIPTION

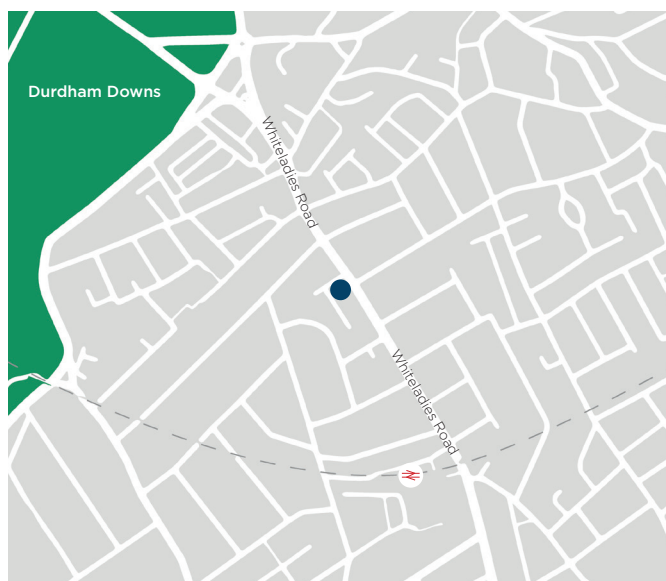
106 Whiteladies Road is a conversion of this Grade II Listed building into high-quality contemporary office space.

The design approach will blend the best of the past with the best of the present. Taking advantage of the 7.5m high banking hall, a new mezzanine will be introduced to create a two-storey open plan office space.

## LOCATION

Whiteladies Road is a vibrant high street with restaurants, cafés, shops and offices. It sits at the heart of Bristol's most desirable residential areas: Clifton and Redland. A short walk away is the open green space of Durdham Downs and the iconic Clifton Suspension Bridge.

Located on a principle bus route, the property has excellent transport links to either the centre of Bristol or North Bristol, as well as the motorway network. Clifton Down train station is a five-minute walk away and provides a quick link to Temple Meads. Furthermore, the University of Bristol Wills Memorial building is within walking distance.



## LEASE DETAILS

The offices are available to let on an effectively Full Repairing and Insuring basis. Each party to incur their own respective legal fees.

## FLOOR PLAN/ACCOMMODATION

The proposed plans are provided for indicative purposes only and should not be relied upon.

Ground floor level provides approximately 231sqm / 2,486sqft (Net Internal Area)

The mezzanine will provide 152sqm / 1,636sqft (Net Internal Area)

## DEVELOPER

As architect + builder, Moon has built over 300 homes for private clients. As Moon HOME, they are now using this experience to build homes and workspaces for people to buy or rent.

## BUILD DESIGN/SPECIFICATION

### Interior Design

Grand double height entrance space with ornate ceiling, large contemporary ceiling lights.

Flexible open plan office space over two floors

Open mezzanine with glazed handrails

### Heating/Cooling & Lighting

4 pipe fan coil hot & cold air conditioning

LED lighting

Ceiling panelling for flexible lighting layouts

### Toilets/Showers/Kitchen

Contemporary toilets with individual full height WC cubicles including disabled WC

Shower facilities

Modern kitchen with integrated appliances & composite stone worktops

Tiled flooring

### External

Parking for up to 6 cars with tandem parking (potential for electric charging points)

Secure bike storage

Bin storage

## ENERGY PERFORMANCE CERTIFICATE

To be updated

## BUSINESS RATES

TBC

## TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## VIEWINGS

By appointment with Maggs and Allen

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## CONTROL OF ASBESTOS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to.

## NOTES

Please note the office is also available for sale at £1,200,000

### Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

### Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

