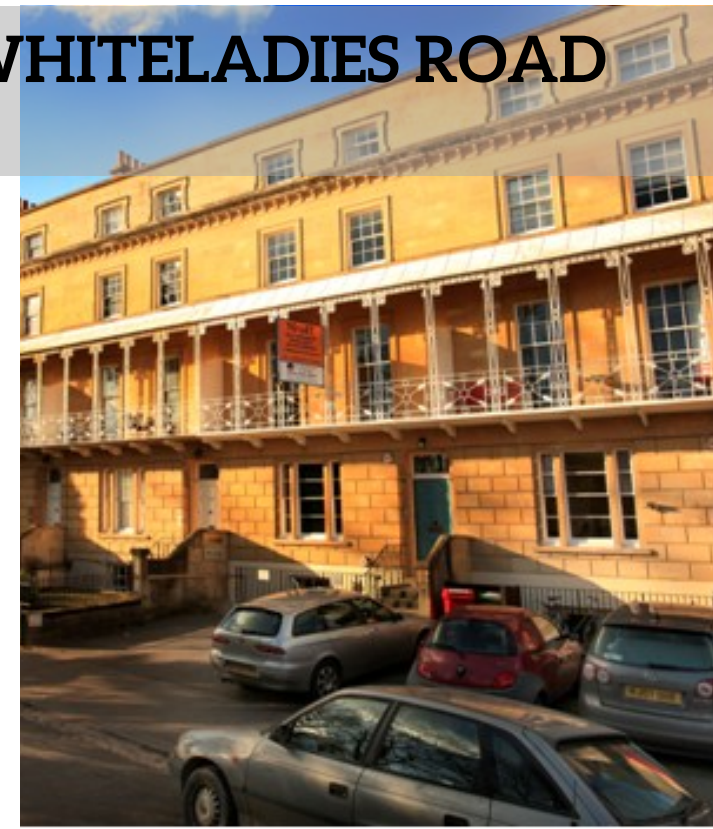
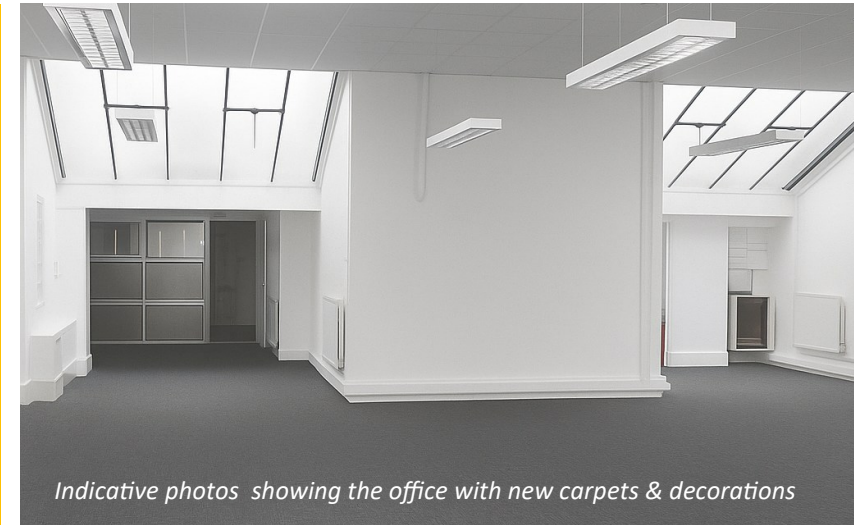


STUDIO OFFICE TO LET—LOCATED JUST OFF WHITELADIES ROAD

The Studio, 69-71 Oakfield Road, Clifton, Bristol, BS8 2BB



- A predominantly open plan studio office with separate meeting rooms already in situ
- Approximate NIA of 3,200 sq ft (2,97 sq m)
- Up to 9 demised car parking spaces including EV Charging spaces
- A versatile space, offering flexible and stylish offices with a large open plan studio area to the rear
- Suitable for a wide range of office occupiers including production companies, design studios etc as well as other alternative uses under Use Class E



Indicative photos showing the office with new carpets & decorations

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

Whiteladies Road is a prestigious and popular office location within the exclusive Bristol suburb of Clifton. The building occupies a highly prominent location on the western side of Whiteladies Road and is only a short walk from Clifton Down railway station. The sustainable location offers excellent and frequent bus services to the city centre, train stations and residential areas.

The property is located in close proximity to the BBC and the main campus of the University of Bristol. Nearby occupiers include M&S food, Waitrose, Boots, Sainsburys and a range of other well know national and regional occupiers, together with local independents. The area is home to a wide variety of restaurants, bars and shops which provide an excellent range of amenities for staff.

DESCRIPTION

The property offers high quality and stylish studio offices which will be refurbished to a high standard. Situated over one level, the offices offer a flexible layout incorporating a large open plan studio office area with large roof lights, together with smaller meeting rooms to the front, kitchenette, WC's and shower.

Access is via a private front entrance into a reception area or alternatively there is rear access via a large vehicular door giving easy loading and unloading.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has an approximate net internal area of 3,200 sq ft (297 sq m).

CAR PARKING

There are 5 on site car parking spaces including EV charging points demised with the office. An additional 4 could be made available by separate negotiation.

TERMS

The property is available to rent by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

RENT

£19.95 psf pax.

PLANNING

The property benefits from a Use Class E—therefore suitable for a wide range of different commercial uses.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk), the property has the following designation:

Part Basement Rear

Rateable Value: £6,000
Rates Payable (2025/2026): £2,994

Part Basement Front

Rateable Value: £27,000
Rates Payable (2025/2026): £13,473

VAT

The property is elected for VAT and therefore VAT will be payable on all prices.

EPC

The property has an Energy Performance rating D (78)

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham FRICS
Tel: 0117 934 9977
Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

October 2025

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

