

# TO LET

PRIME CLIFTON OFFICE SUITES  
12.02 – 190.79 SQ M (129 – 2053 SQ FT)



BRUNEL HOUSE  
11 THE PROMENADE  
CLIFTON  
BRISTOL  
BS8 3NG

**BLADEN COMMERCIAL PROPERTY CONSULTANTS**

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[www.bladenproperty.co.uk](http://www.bladenproperty.co.uk)

## LOCATION

The property is located on The Promenade in Clifton, within walking distance of Clifton Village; one of the major retail, office and leisure areas of the city. The property is approximately 1.5 miles west of Bristol City Centre. Whiteladies Road (A4018) is a major arterial route into the city centre. Nearby occupiers include shops, estate and letting agents, financial advisors, restaurants and coffee shops.

## DESCRIPTION

- Prominent office.
- Lift access to upper floors.
- Walking distance to Clifton Village.
- Space for 2-8 staff.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	sq m	sq ft	Rent Per Month (Excluding service charge and VAT)
Second Floor Front Office	67.40	726	£1,515
Second Floor Rear Office	44.44	478	£995
Third Floor Front Office	35.81	385	£805
Third Floor Rear Office	43.14	464	£970

## TENURE

The property is available by way of a license agreement for a minimum of 12 months.

## SERVICE CHARGE

A service charge of £9 per square foot per annum is also payable to cover utility bills and communal area cleaning.

## BUSINESS RATES

The Valuation Office Agency is currently reassessing the rateable value of the premises.

Interested parties are advised to make their own enquiries with Bristol City Council to ascertain the exact rates payable.

## COSTS

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

## VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do believe VAT is chargeable on the rent but this will be confirmed.

## PLANNING

We have not made any enquiries with Bristol City Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E (Commercial, Business and Service) under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E (104).

## VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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**SUBJECT TO CONTRACT**  
**May 2025**

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