

# SELF CONTAINED GROUND FLOOR OFFICE—FOR SALE / TO LET

14–16 Hotwell Road, Clifton, Bristol, BS8 4UD



- A self contained, open plan office fully fitted with 15 desks, high quality kitchen and meeting room
- Approximately 1,173 sq ft (109 sq m)
- One secure car parking space
- The virtual freehold is available to purchase, or the premises is available to rent by way of a new lease



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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COOK**  
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## LOCATION

14 - 16 Hotwell Road is located on Hotwell Road (A4) where the road meets Anchor Road which is in close proximity to Clifton village and Bristol city centre. The property is situated in a prime location with views across the floating harbour, with an easy walk into the city centre and excellent bus links on your doorstep.

## DESCRIPTION

The premises comprises a ground floor, self contained office providing a contemporary working environment. The office is fitted out to include:

- Open plan working space with 15 desks
- 1 meeting room
- Kitchen / break out area
- Server room
- High quality WC's
- LED lighting

## CAR PARKING

There is one car parking space in the secure car park to the rear.

The Clifton & Hotwells Parking Zone, may entitle tenants up to 7 street permits from the local authority at £342 per space per annum. We recommend this is confirmed with the local authorities.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 1,173 sq ft (109 sq m).

## TENURE

The premises is available on new lease directly from the landlord for a term of years.

Consideration would also be given to the sale of the long leasehold interest. The premises is held on a 999 year long leasehold interest from 2006.

## PRICE

£350,000 plus VAT.

## RENT

£21.00 psf pax.

## PLANNING

Use Class E - therefore suitable for a wide range of uses.

## VAT

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

## EPC

The property has an Energy Performance rating of C (58).

## BUSINESS RATES

In accordance with the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)), the premises has the following designations (as of 1st April 2026).

Unit 14	Unit 16
Rateable Value : £10,500	Rateable Value: £12,500
Rates Payable (2026): £4,536	Rates Payable (2026): £5,400

*Interested parties are advised to verify this information direct with the VOA.*

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

### Burston Cook

FAO: Finola Ingham FRICS  
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### Savills

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**SUBJECT TO CONTRACT**

Updated June 2026

