

CLIFTON OFFICES - TO LET

Embassy House, Queens Avenue, Clifton Bristol, BS8 1SB

Pt 2nd Floor: 2,744 sq ft (255 sq m) with Basement Parking

LAST REMAINING
SUITE AVAILABLE TO
LET



Location - BS8 1SB

Embassy House occupies a prominent position on Clifton Triangle, the retail and leisure amenities of Whiteladies Road and Park Street are all accessible on foot.

Clifton Down railway station is 10 minutes walk away and the extensive bus network via the Clifton Triangle provides good commuter access to Bristol and surrounds.

Description

Embassy House benefits from an impressive remodelled reception and improved common parts.

The pt 2nd floor is due to undergo a comprehensive refurbishment available for occupation in early 2023 to the following specification:

- New LED lighting & suspended ceilings.
- VRF air conditioning.
- New carpeting and redecoration throughout.
- Secure basement cycle parking and shower provision.
- Front desk commissionaire providing staffed reception area.

Quoting Rent & Service Charge

Upon application to the sole agents.

Viewing & Further Information

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Floor Areas

Area (ft ²)	Area (m ²)	Parking
2,744	255	2 spaces

Tenure

Available via a New Full Repairing & Insuring Lease directly from the Landlord for a term of years to be agreed.

Business Rates

Pt 2nd Floor

Rateable Value: £37,500

Rates Payable 2022/23: £18,714 per annum (£6.82 psf).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

Use - Use Class E (Previously, B1 Offices.)

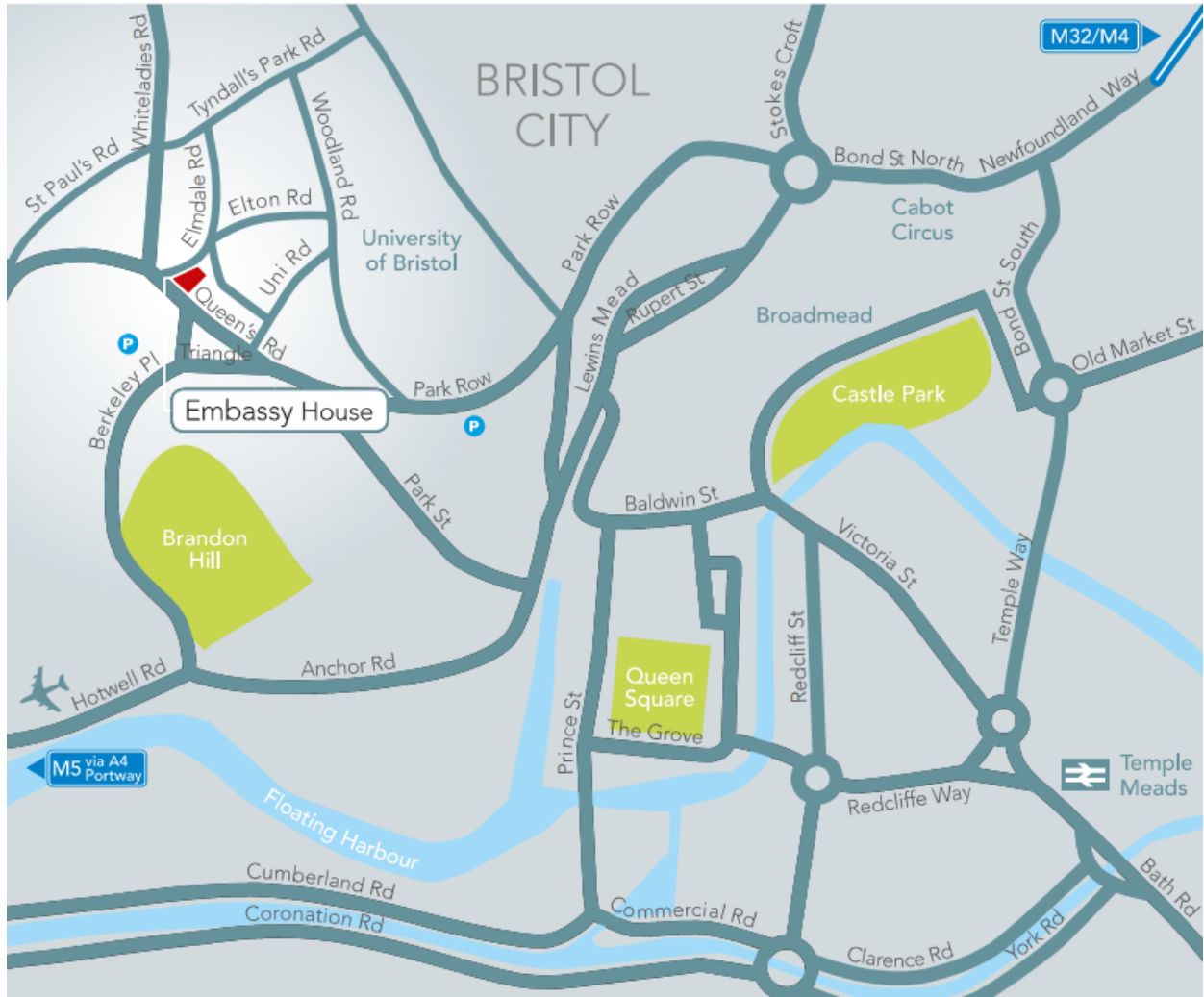
EPC - Undergoing reassessment.

VAT - All figures quoted are exclusive of VAT.

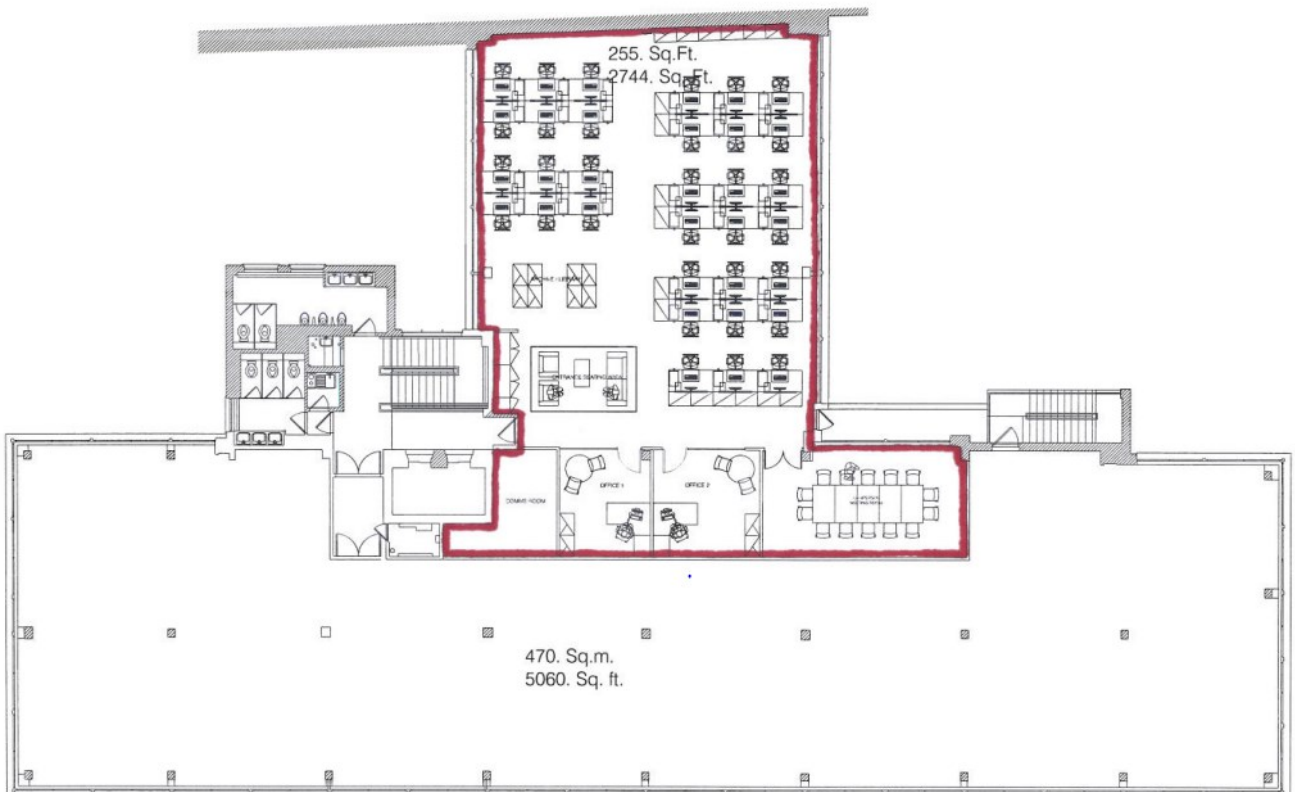
Legal Costs - Each party to bear their own legal costs.

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Example 2nd Floor Space Plan





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August 2022

