

GROSVENOR HOUSE 149 WHITELADIES ROAD, BRISTOL, BS8 2RA

GROUND FLOOR & BASEMENT TO LET- 3,444 sq ft (319.96 m²)



- *Suitable for any Class E use, including retail, professional services, fitness, medical, etc.*
- *Prominent position fronting Whiteladies Road*
- *Flexible lease terms*



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LOCATION: Grosvenor House is situated in Whiteladies Road, within walking distance of Clifton Village and within a mile of Bristol City Centre. Whiteladies Road is the main thoroughfare through Clifton and is home to a wide variety of retail outlets and restaurants. Clifton is one of Bristol's most popular office locations, offering ease of access to Bristol city centre, yet retaining a pleasant working environment.

DESCRIPTION: The property comprises the ground & basement at Grosvenor House, a purpose built 4-storey self-contained modern office building with male and female WCs, basement car parking, with passenger lift, air conditioning, and solar panels, which feed into each tenant's electricity supply to reduce the costs of their energy bills. The ground floor consists of mostly open plan space with a range of windows to Whiteladies Road, previously used as a bank, but currently use as a gym, with canopied entrance, partitioned staff area, kitchen and changing rooms.

At basement level there is additional ancillary accommodation & storage.

In front of the property, there is a potential outside seating area and to the side a paved landscaped courtyard area with bike racks.

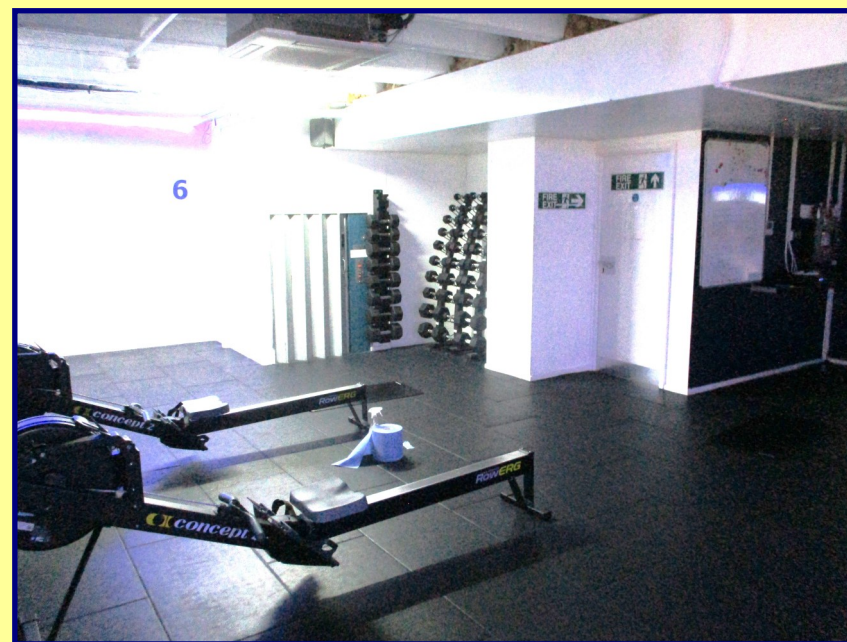
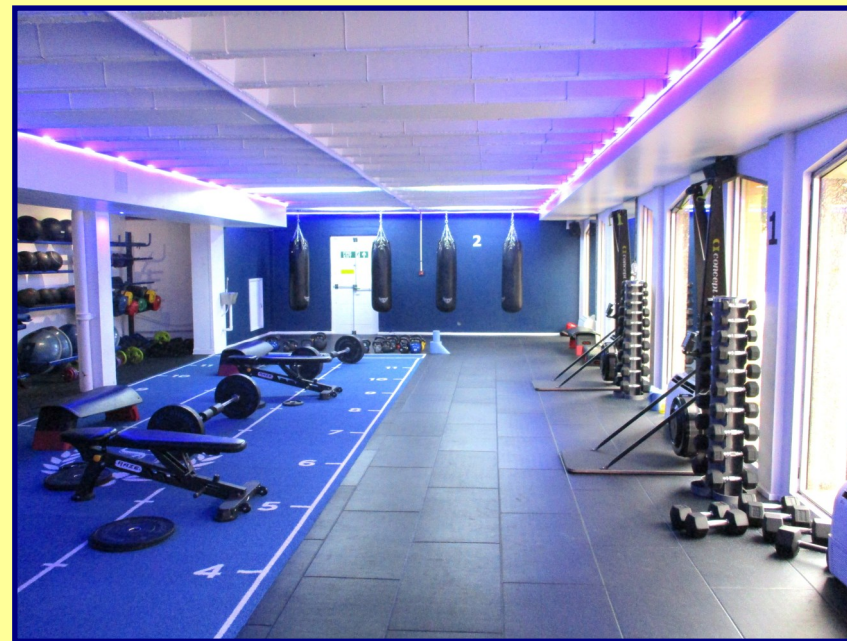
SIZE: Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground Floor:	2,942 sq ft
Basement:	<u>502 sq ft</u>
Total:	3,444 sq ft (319.96 m ²)

AVAILABILITY: To let on a new effectively full repairing and insuring lease for a term to be agreed for any use within Class E, including retail, restaurant, professional services, indoor sport, recreational fitness, etc.

RENT: £75,000 per annum, exclusive of vat & outgoings.

SERVICE CHARGE: A current budget of £3,663.06+VAT per quarter is payable for maintenance of the exterior of the building & common parts.



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SERVICES: We are advised that all mains services are connected to the property but we have not carried out any tests of services or service appliances.

Fibre optic broadband is available for connection.

BUSINESS RATES: Informal enquiries via the Valuation Office website indicates that the property is assessed as follows:-

Description:	Offices & Premises
Rateable Value (2023):	£52,500
Uniform Business Rate (2025/26):	£0.546
Full Rates Liability (2025/26):	£28,665

Interested parties are advised to make their own enquires as to the business rates payable direct with Bristol City Council on 0117 922 3300.

EPC: The current Energy Performance Assessment for this property is Band C (70).

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

VIEWING: Strictly by appointment with sole agents **KILPATRICK & CO** on 01793 643101

Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.



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15/04/2025

