



V

THE VILLAGE

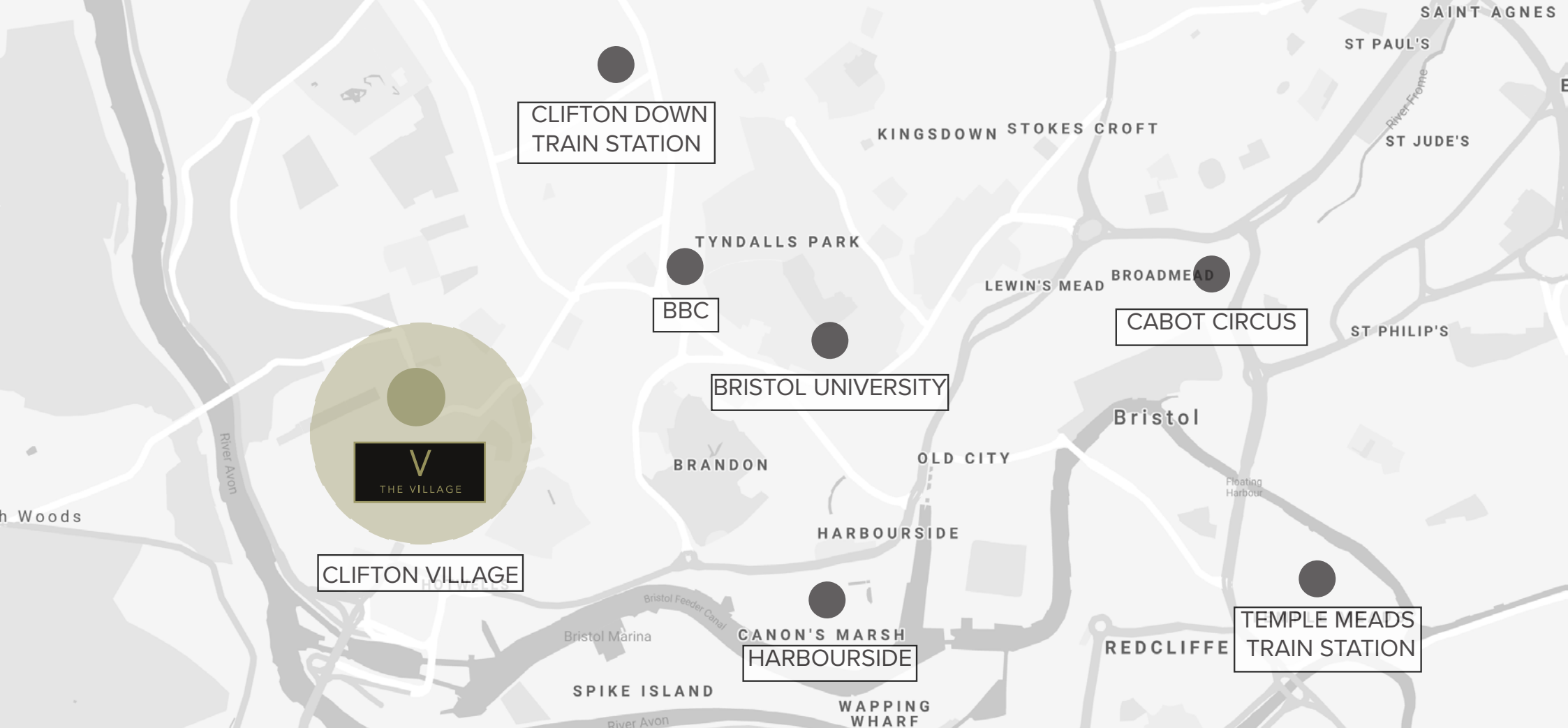
CLIFTON

BOUTIQUE OFFICES

2 -16 CLIFTON DOWN ROAD
CLIFTON VILLAGE, BRISTOL, BS8 4AG

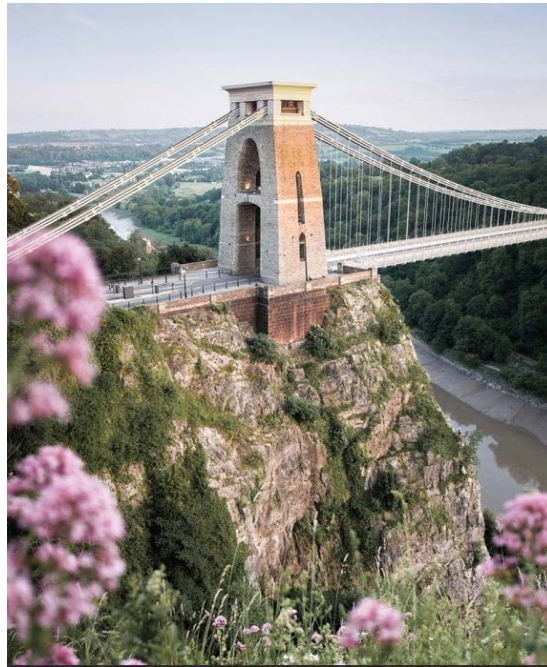
**Lambert
Smith
Hampton**

THAT GROUP



Location

Bristol is the 5th largest conurbation within the UK, being voted numerous times as 'the best place to live'. The city's expert knowledge within the defence, IT, engineering, aerospace, electronics, financial services, creative, media and environmental industries have made it an interest throughout Europe.





Situated in the heart of Clifton, the scheme occupies a prominent position on Clifton Down Road, the main through road of Clifton Village. Clifton is a hub for many local and regional businesses and is home to some of the most iconic spots in Bristol, including Brunel's famous Suspension Bridge, the Observatory, Bristol Zoo and the Durham Downs. The area is also home to several upmarket retailers, cafes, pubs and restaurants.

Grade A open plan offices

2,300 sqft – 14,552 sqft



In the heart of Clifton Village, an unrivalled location



THE QUALITY

CESS VICTORIA ST B58

HUNT & SPENCER

M&S

CAFFÈ NERO

MINT VELVET

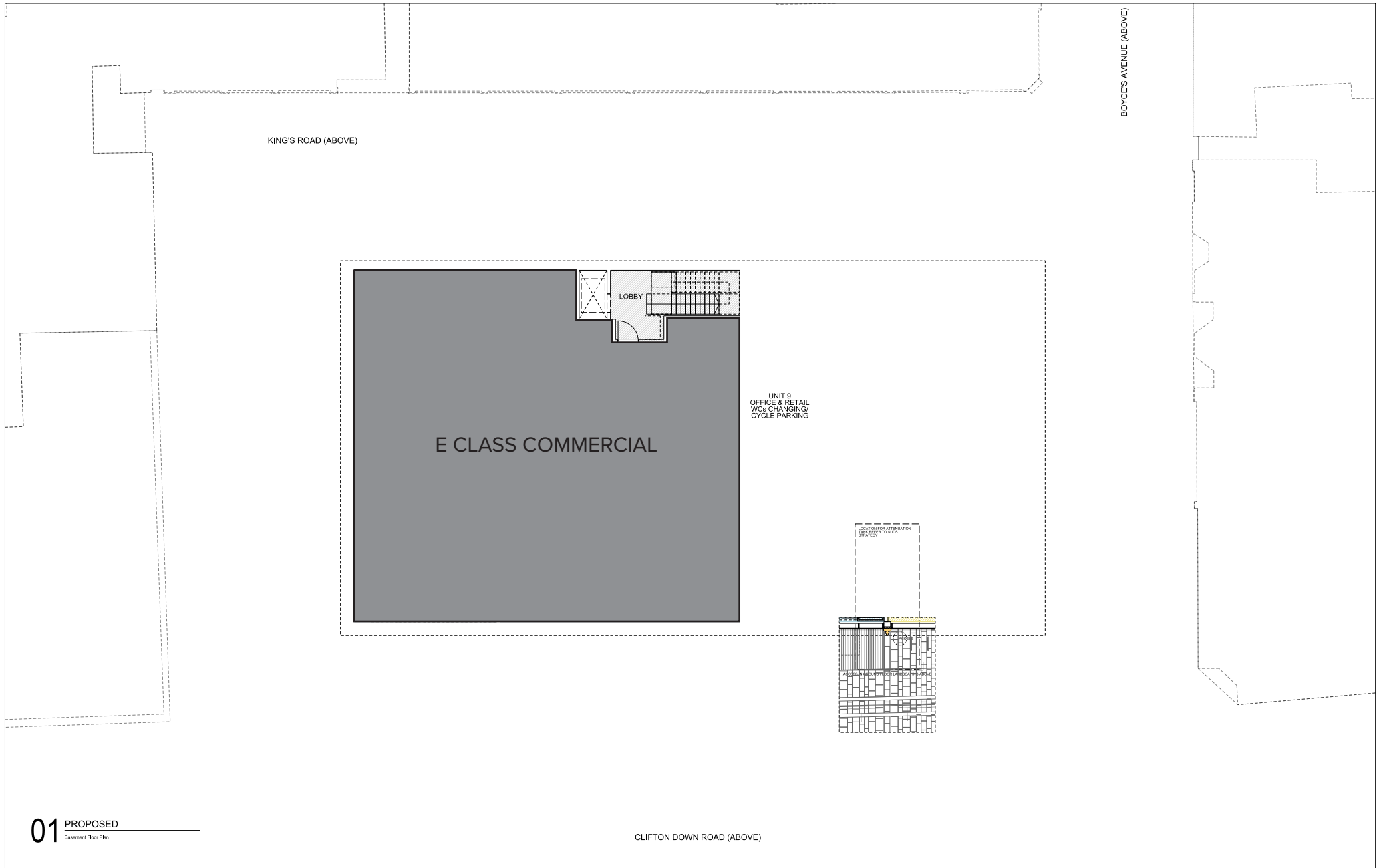
No. 44

MINT VELVET
we are always open to
you



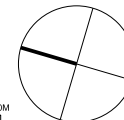






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Amendment	Date
P3 Revised WPD trench and M&S entrance door to escape corridor	20/11/2018
P4 Revised Unit 08 Riser	28/11/2018
P5 Revised Unit name and area	08/01/2019
P6 Revised Unit 09 layout / cycle spaces	04/02/2019
P7 Revised layout	05/06/2019
P8 Revised Planning Issue	16/10/2019
P9 Revised Planning Issue	21/10/2019
P10 Revised Planning Issue	15/11/2019



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Nos. 2-16
CLIFTON DOWN ROAD
PROPOSED BASEMENT FLOOR PLAN

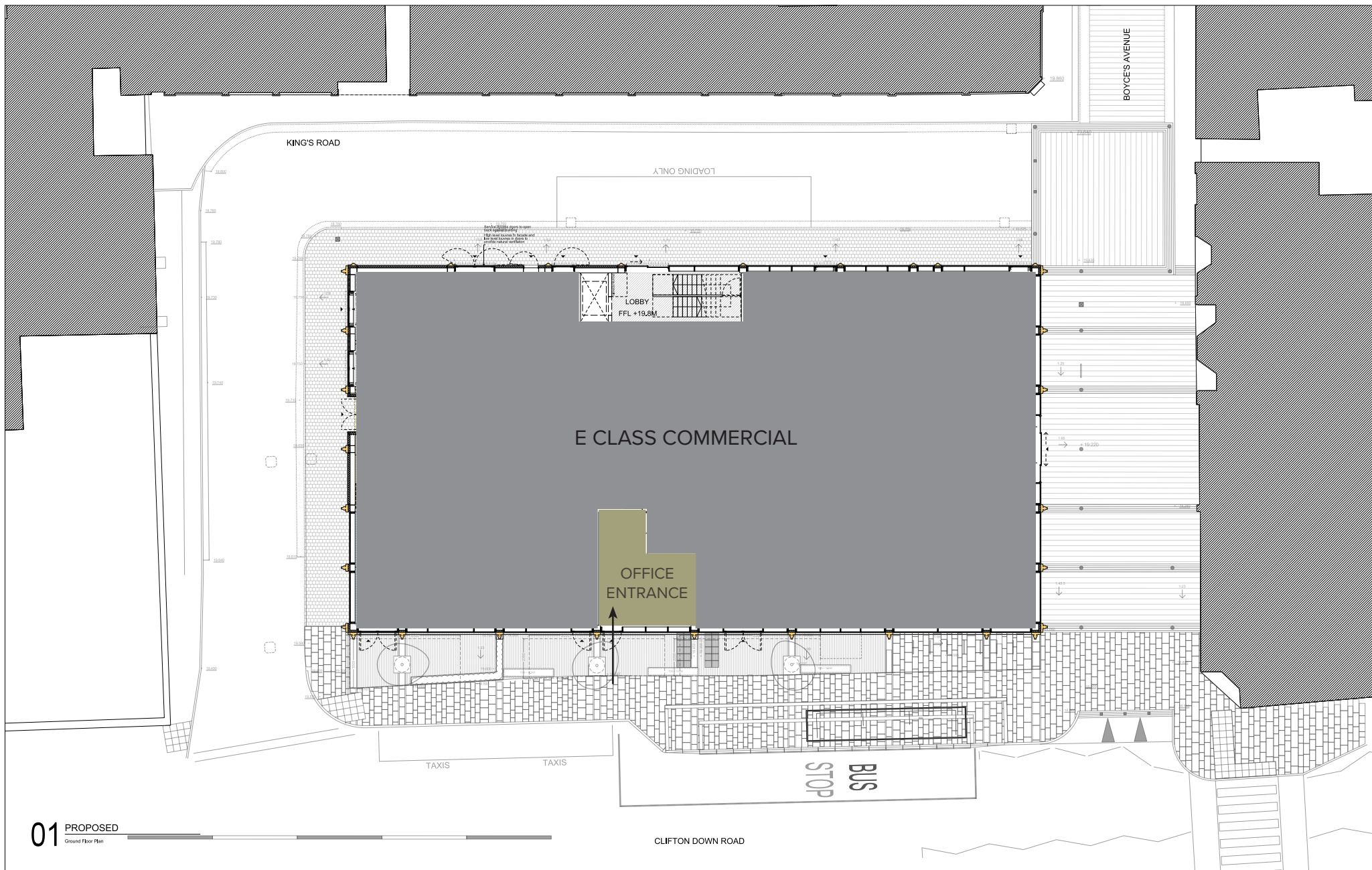
Job/Drawing No. 1807/-P-1000-P10
Amendment

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Date 04/02/2019
Drawn FCBS

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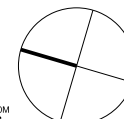
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Amendment		Date
P3	Revised M&S internal partition walls	23/11/2018
P4	Revised Unit 08 Riser	28/11/2018
P5	Revised Unit names and areas	08/01/2019
P6	Revised Unit layout	23/06/2019
P7	Revised Unit 2 & 3 layout	19/07/2019
P8	Revised Planning Issue	16/10/2019
P9	Revised Planning Issue	21/10/2019
P10	Revised Planning Issue	25/11/2019



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Nos. 2-16
CLIFTON DOWN ROAD
PROPOSED GROUND FLOOR PLAN

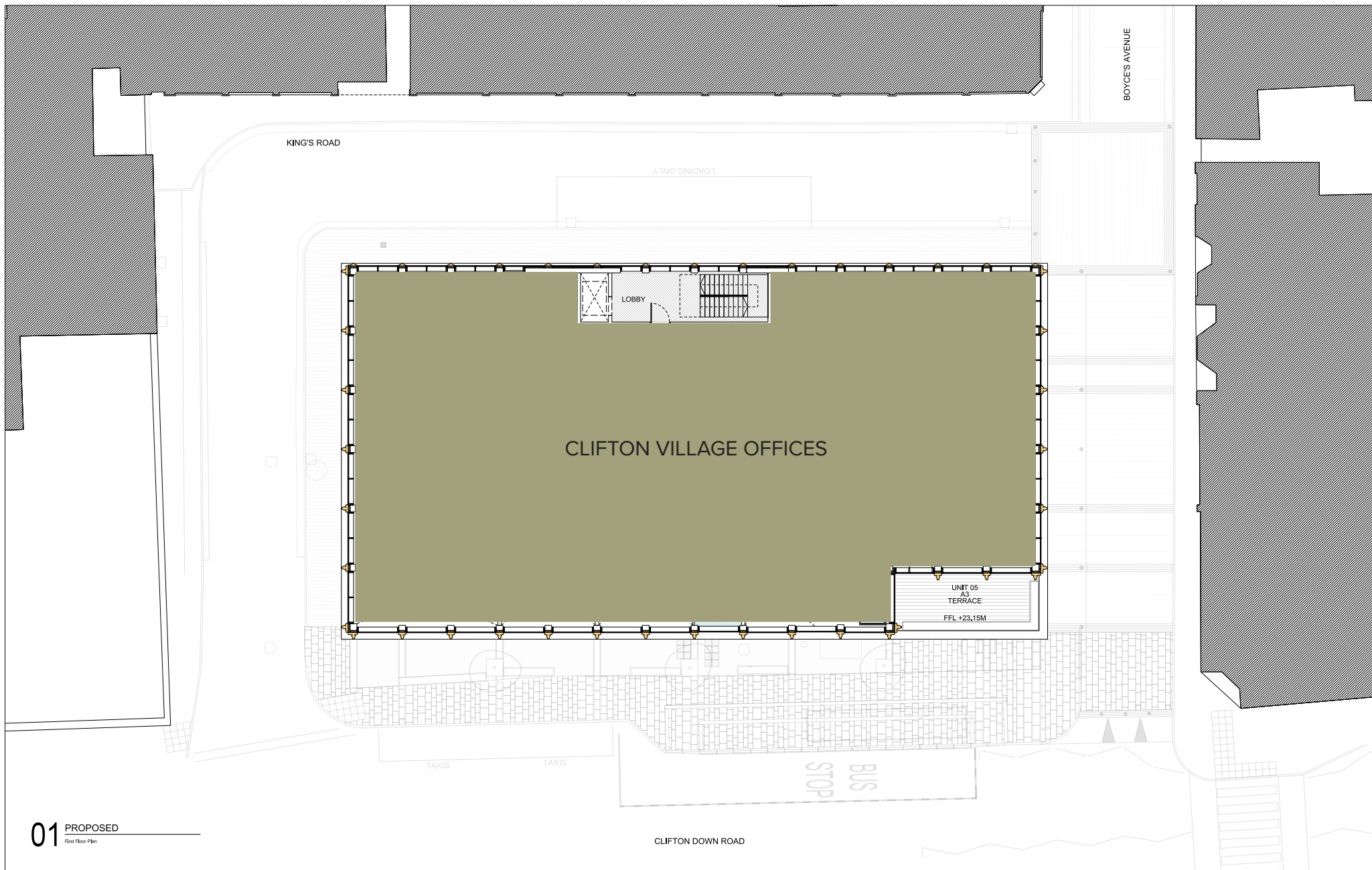
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Amendment

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Date 29/01/2019
Drawn FCBS

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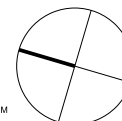
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Amendment	Date
P3 Revised Unit06 Riser	28/11/2018
P4 Revised Unit names and areas	08/01/2019
P5 Revised Unit layout	25/06/2019
P6 Revised Unit 2 layout	19/07/2019
P6 Revised Unit 2 layout	19/07/2019
P7 Revised Planning Issue	16/10/2019
P8 Revised Planning Issue	21/10/2019
P9 Revised Planning Issue	13/11/2019



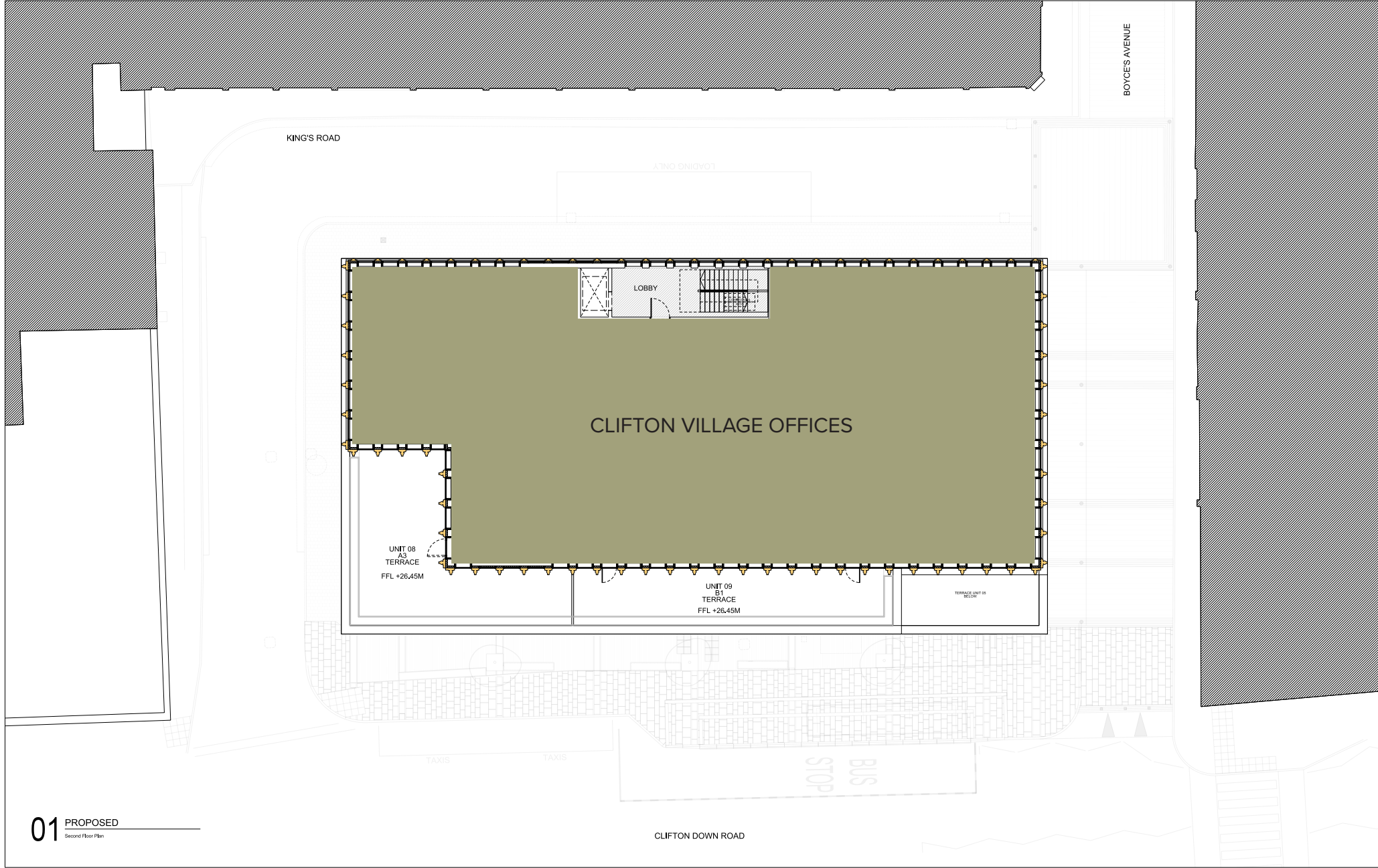
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Nos. 2-16
CLIFTON DOWN ROAD
PROPOSED FIRST FLOOR PLAN

Job/Drawing No. Amendment
1807/-P-1002-P9
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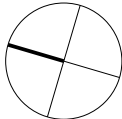
01 PROPOSED

Second Floor Plan

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Amendment		Date
P5	Revised Unit names and areas	08/01/2019
P6	Revised Planning Issue	16/10/2019
P7	Revised Planning Issue	21/10/2019
P8	Revised Planning Issue	13/11/2019

0 5M 10M



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Nos. 2-16
CLIFTON DOWN ROAD
PROPOSED SECOND FLOOR PLAN

Job/Drawing No. 1807/-P-1003-P8
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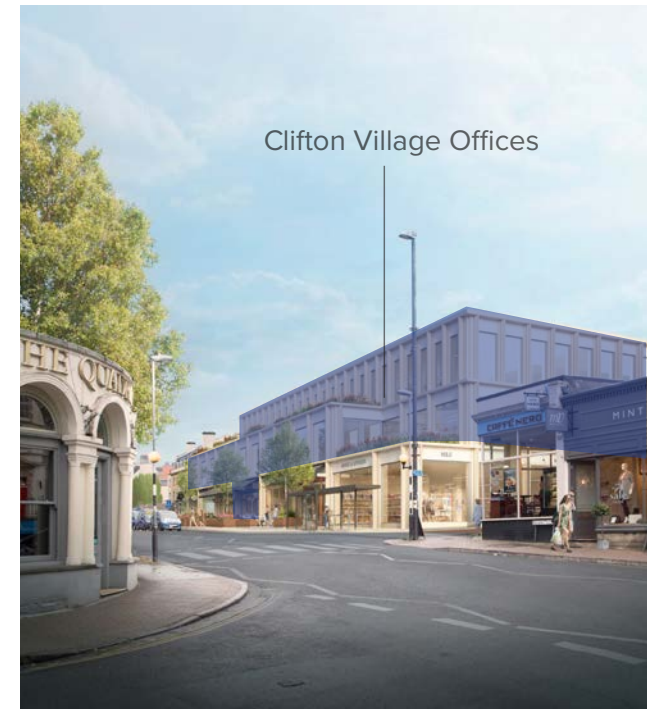






*On completion,
the property
can provide
the following
specification*

- AVAILABLE Q1 2022
- OPEN PLAN SPACE
- LARGE TERRACE ON SECOND FLOOR
- TO ACHIEVE BREEAM EXCELLENT
- VRF AIR CONDITIONING
- LED LIGHTING
- FULLY ACCESSED RAISED FLOORS
- SECURE INDOOR CYCLE STORE
- HIGH QUALITY SHOWER AND CHANGING FACILITIES
- 10 PERSON PASSENGER LIFT



FURTHER INFORMATION

RATES

Please refer to the Local Authority for information on rates.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

On application

EPC

A copy of the EPC rating and recommendation report is available on request.

VIEWINGS

For further information or to arrange a viewing, please contact: -

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pmusgrove@lsh.co.uk
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V

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**Lambert
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