



To Sublet / assign until September 2021/26

Grosvenor House, 149 Whiteladies Road, Bristol,

BS8 2RA

3,400 sq ft

“With benefit of tenant fit out”



Situation:

The property is available by way of a short term sublet/assignment until September 2021/26 or a new lease can be negotiated directly with the landlord.

Description:

Grosvenor House is a purpose-built modern office building which benefits from secure parking, a passenger lift and solar panels which feed into each tenant's electricity supply.

Location:

The premise is located on Whiteladies road which has restaurants, cafes and shops, as well as transport links including buses and the Clifton Down Train Station.



Rent:

£14.70 per sq ft *exclusive of rates, service charge and VAT (if applicable)*. There is a rent review in September 21.

Service Charge:

£7.11 per sq ft

Business Rates:

Please verify actual rates payable with the local authority.

EPC:

This property has been graded as E rating (109)

Viewings:

To arrange a viewing please contact:

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Specification:

The suite benefits from solid floors, perimeter trunking, air conditioning throughout and recessed LG3 lighting.

Accommodation:

The floor has from both male and female WC's and is accessed via a central lift. The layout includes a mix of open plan and meeting space with a large break out area.

Name	Sq ft	Sq m	Availability
2nd floor	3,400	316	Available

There are 3 parking spaces demised to this suite.

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