



## 13 Alma Vale Road

Bristol, BS8 2HL

### Unique self-contained office premises in the heart of Clifton Village, Bristol

**1,684 sq ft**  
(156.45 sq m)

- Prime highly convenient Clifton location
- Self-contained
- Character features
- Kitchenette
- Easy access to Whiteladies Road

## Summary

<b>Available Size</b>	1,684 sq ft
<b>Rent</b>	£20 per sq ft
<b>Rates Payable</b>	£8.96 per sq ft Based on 2026 valuation
<b>Rateable Value</b>	£30,250
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C (56)

## Description

13 Alma Vale Road is a well-presented office building in the heart of Clifton. The ground floor space consists of a large office area with a kitchen, male and female WCs and storage to the rear. On the first floor, there are 5 office suites, all of a similar size and specification.

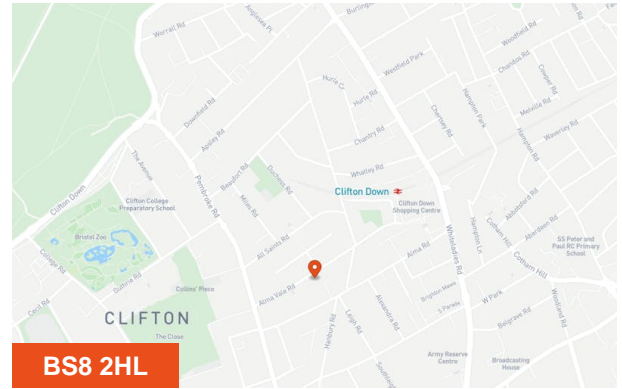
## Location

Alma Vale Road is located in the centre of Clifton Village and the building sits on a high-end, well presented street with a mixture of retail, offices and residential uses. The road is positioned between Pembroke Road and the rear of Clifton Down Shopping Centre which benefits from plenty of car parking.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	1,684	156.45	Coming Soon
<b>Total</b>	<b>1,684</b>	<b>156.45</b>	



## Viewing & Further Information

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