99Home Ltd.
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Office In Whiteladies Road , Bristol, BS8 1PD

£1,250 Monthly











SHORT DESCRIPTION

Property Ref: 17729 A private office is available to rent within our Bristol office at Whiteladies Road, Clifton, BS8 .It is ideal for a small business or growing team looking for its own dedicated workspace. Situated on a separate floor from our own team, the office offers complete privacy and independence while benefiting from an established, professional working environment. What's Included Private, Dedicated Workspace: Fully self-contained office room offering peace and independence. Unfurnished: Flexible setup allowing you to bring your own furniture and customise the layout to fit your team's workflow. Wi-Fi & Internet Access: High-speed internet connectivity included and ready to use. Utilities: Heating, power and water are included in the straightforward monthly cost. Cleaning Services: Regular cleaning of the workspace included. Professional Environment: Situated in an established, welcoming commercial office building. Business rates will be the responsibility of the ingoing tenant. The proposed office accommodation will require a new assessment by the Valuation Office Agency (VOA), reflecting the reduced size of the demise. Based on the 2026 Rating List valuation tone, it is anticipated that the revised assessment may qualify for 100% Small Business Rate Relief. However, this is subject to the VOA confirming the revised rateable value and the relevant local authority verifying the tenant's eligibility for relief. Situated in the heart of Clifton on Whiteladies Road, offering excellent access to local amenities: Nearby cafes, restaurants, and retail shops along Whiteladies Road. Direct public transport routes and a short walk to Clifton Down train station. Property Type: Office Full Renting price: £1250.00 Pricing Options: Fixed Price EPC rating: D Measurement: 2034.379 sq.ft. Outside Space: Balcony Parking: Private, On street Heating Type: Electric Heating ----------

0	0	0
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Offices and Workshop Businesses
Total floor area	189 square metres

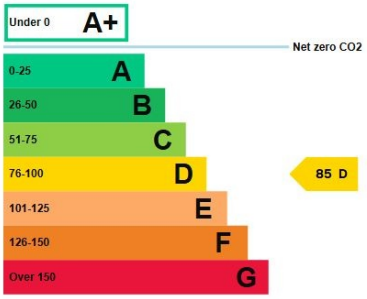
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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