

**Chartered Surveyors  
& Commercial Property Consultants**

**Directors**

DJ Burston BSc FRICS      JPH Cook FRICS  
JM Rixon MRICS          C Burston MA MRICS  
F Ingham MRICS          C Kershaw MRICS  
T Gibbons BSc

**Associate Director**

T Coyte MRICS



**BURSTON COOK**

[REDACTED]  
Rapleys

By email: [REDACTED]

JPHC/LC

31<sup>st</sup> July 2025

Dear [REDACTED],

**RE: 11 / 13 WHITELADIES ROAD, CLIFTON, BRISTOL, BS8 1PB**

We write in connection with the above mentioned property and your request to provide you with this report confirming the marketing undertaken, the feedback received and our conclusions.

Burston Cook specialises in all categories of commercial property and we have utilised our wide range of knowledge of the geographical area and the type of businesses seeking premises in and around Clifton and Central Bristol. We are the most active commercial agent in this sector and in particular, in the Clifton area.

The marketing undertaken combined with our unrivalled presence in the commercial property market in this particular sector, supports the conclusions contained within this report as follows:

**1.0 The Property**

- 1.1** The property comprises two substantial semi detached period buildings, together with a separate rear single storey property built within the rear car park.
- 1.2** The two self contained properties currently interlink and can therefore be occupied separately or together and provide accommodation over ground, basement and two upper floors.
- 1.3** The property has been generally well maintained and previously, was occupied as offices and some post production facilities for the film industry.



## BURSTON COOK

**1.4** The property benefits from an excellent frontage onto Whiteladies Road, although set back behind a good sized forecourt car park, which we assume would have originally been lawned gardens prior to the conversion of the property to commercial use.

**1.5** There is also car parking to the rear accessed via a side driveway leading from Whiteladies Road and in all, there are 19 car spaces on site serving the properties.

### **2.0 Accommodation**

**2.1** The property has been measured on a net internal basis and comprises the following approximate areas:

11 / 13 Whiteladies Road	6,997 sq ft	(650.03 sq m)
Studio office to the rear of 11 – 13 Whiteladies Road	2,040 sq ft	(189.59 sq m)
<b>Total</b>	<b>9,037 sq ft</b>	<b>(839.62 sq m)</b>

### **3.0 Car Parking**

**3.1** There is ample car parking to both the front and rear of the building, in all providing 19 car spaces.

**3.2** In addition, there is plenty of room on site for secure bike storage.

### **4.0 Planning**

**4.1** The property is NOT listed, however, does lie within a Conservation Area.

### **5.0 Office Use and Other Commercial Uses**

**5.1** The property has been marketed promoting the current use as offices and highlighting the potential of the property to be used for other commercial and employment uses.

### **6.0 Period of Marketing**

**6.1** The property was first inspected on the 27<sup>th</sup> November 2024 when we then reported with our recommendations in relation to marketing the property to identify a suitable commercial occupier.

**6.2** At that time we were instructed to commence a marketing campaign, alongside a number of other commercial properties that we are marketing within the immediate vicinity and the marketing is continuing at the present time.



**BURSTON COOK**

## **7.0 Quoting Terms**

- 7.1** The property has been offered on flexible lease terms in line with market expectations and conditions. Short term leases have been offered and longer leases with tenant flexibility in the form of tenant only break clauses have also been offered.
- 7.2** The property has been offered to let at a competitive rental, seeking rental offers in the region of £20.00 per sq ft plus car parking, which is very much in line with market conditions and below rental levels being quoted on other period buildings in the Clifton area.
- 7.3** Rental offers are encouraged wherever possible.
- 7.4** Market incentives in the form of rent free periods or a reduced initial rent are available to potential tenants, dependant upon the length of the lease and covenant strength of a tenant.
- 7.5** Given the size and layout of the property, we have offered as much size flexibility as possible ranging from circa 1,500 sq ft up to the entire building of circa 9,000 sq ft.

## **8.0 Marketing Campaign**

- 8.1** The property has been marketed alongside Burston Cook's usual marketing and advertising of commercial properties throughout Clifton and Bristol as follows:-

- i. **Signboard:** A signboard has been erected on the front elevation of the property so as to be clearly visible to passing motorists and pedestrians.
- ii. **Sales particulars:** A sales brochure has been produced.
- iii. **Mailshots:** Comprehensive mailshots have been coordinated, targeting all commercial property agents active in the Bristol area in the event they have clients seeking property of this type.

The brochure has also been sent to all relevant applicants on our extensive database, along with occupiers of similar properties within the Clifton area in the event they were looking for additional premises.

- iv. **Internet Listings:** The property has been sent to the following websites:

1. [www.burstoncook.co.uk](http://www.burstoncook.co.uk)
2. [www.rightmove.co.uk](http://www.rightmove.co.uk)

- v. **Advertising:** Burston Cook's advertising profile in Bristol and Clifton is second to none with advertising throughout the year to include the following:-



## **BURSTON COOK**

- i. Bristol Magazine – an online publication with a wide audience throughout Bristol, and paper magazine targeting 20,000 homes and businesses throughout the greater Bristol area.
- ii. Bristol Life – An online publication and affluent magazine with an audience of 4,000 leading businesses around the city, and 6,000 homes throughout Bristol.
- iii. Bristol 24/7 – The biggest independent media organisation in the southwest, who are now offering an online magazine issued every two months, with 20,000 copies being distributed throughout Bristol.

### **9.0 Burston Cook**

- 9.1** Burston Cook is a leading and multi award winning independent commercial property consultancy founded in 1994, which has grown steadily and organically through reputation and performance.
- 9.2** Burston Cook are one of the most active agents in Clifton and Bristol and we have a strong presence in all employment sectors including medical uses, leisure, educational, hospitals, day nurseries, charitable organisations, retail, service / flexi space operators and churches / charitable uses.
- 9.3** We have been consistently recognised as the most Active Commercial Agent in Bristol by the Estates Gazette and Co Star and Bristol's Top Commercial Agent via the Bristol Property Awards and Insider Awards.
- 9.4** We currently hold six industry awards for the current year.
- 9.5** We ensure that our surveyors keep pace with evolving market changes and conditions to effectively advise both local and national clients and we have a dedicated agency support and marketing team who work alongside our surveyors to ensure that our property marketing service is second to none.
- 9.6** Our high profile within the Bristol market, targeted marketing strategies and extensive applicant database make us one of Bristol's leading choices in the disposal and acquisition of commercial property.
- 9.7** Burston Cook are the only commercial property agents to advertise regularly in the local press and lifestyle magazines and have the highest marketing presence in Bristol compared to any other commercial property agent.
- 9.8** Burston Cook also generate significant enquiries by being active throughout Bristol's business scene and supporting many major Bristol initiatives and charities, to include full screen advertising at Ashton Gate and supporting numerous major charitable events throughout the city. We also have the highest signboard presence throughout the city which also generates general enquires from all types of occupiers.





**BURSTON COOK**

## **10.0 Response to marketing**

### **10.1** Throughout the marketing campaign the level of enquires has been generally disappointing, although we have received a number of enquiries as follows:-

Applicant 1 – A post production company within the films industry – viewed, however, requirement could only be accommodated in two floors and they were adamant that they did not want to ‘share’ a building with other commercial uses / occupiers.

Applicant 2 – An office occupier related to the film industry – viewed and discounted to due to layout as they decided they want and need a more open plan environment.

Applicant 3 – Dental surgery – A dental practice viewed the property, however, they discounted on the grounds that the individual rooms were too large and did not provide an efficient use of the space.

Applicant 4 – A local charity – enquired about the property, however, they did not view as the accommodation would not meet their DDA requirements.

Applicant 5 – Financial services company – a financial services company currently based in Clifton, viewed and discounted the property as they then decided to relocate to an out of town business park.

Applicant 6 – Post production services to the film industry – a major Bristol post production services provider associated with the local film industry – enquired and discounted on the grounds of size and internal layout.

Various applicants – Numerous enquiries have been received from developers and investors enquiring about the possibility of converting the property to residential use.

## **11.0 Conclusion**

### **11.1** The response to marketing has been a little disappointing although not entirely surprising given the current market conditions and occupiers generally requiring a more open plan and contemporary environment.

### **11.2** Due to the age and style of the building, the building cannot be easily adapted to provide DDA access throughout the property which has been increasingly important to employers in recent years.

### **11.3** Even when considering lettings on a floor by floor basis, the property is far from ideal with the floors not being self contained and with better offerings for smaller space within the many serviced office centres serving the Bristol area.

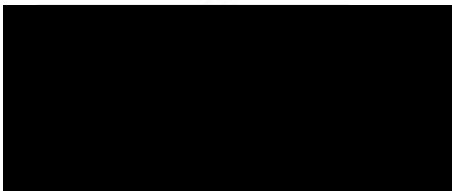
### **11.4** We can confirm that no proceedable offers or interest has been received from any commercial or employment occupiers.



**BURSTON COOK**

We trust the above clarifies the response to marketing, however, should you have any queries whatsoever then please contact the writer of this report who can expand further if required.

Yours faithfully,



**RICS REGISTERED VALUER**  
**Director**  
**For and on Behalf of Burston Cook**

# APPENDIX 1

(Signboard)



# APPENDIX 2

## (Sales Particulars)



# HIGH QUALITY OFFICES TO LEASE IN CLIFTON

11–13 Whiteladies Road, Clifton, Bristol, BS8 1PB



- Flexible sizes ranging from c1,500 sq ft (139.40 sq m) up to c9,000 sq ft (836.4 sq m)
- The property comprises two substantial semi detached period buildings interconnecting on each floor, plus a separate single storey studio office to the rear
- The property could offer an impressive HQ office in its entirety, alternatively individual floors and the separate rear studio can be let separately
- Excellent on site car parking for a minimum of 19 cars
- Currently as offices, the property readily suits other employment uses such as consulting rooms, post production facilities, day nursery, medical uses etc
- New flexible leases are available at a very competitive rental level



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)

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## LOCATION

Whiteladies Road is a prestigious and popular office location in the exclusive Bristol suburb of Clifton. The property is positioned in a highly prominent and visible location, close to its junction with Queens Road and therefore within walking distance of Bristol city centre.

The property is located in close proximity to the main campus of the University of Bristol, together with the Queens Road area which provides a focus on retail and leisure activities.

## DESCRIPTION

11/13 Whiteladies Road comprises two substantial semi detached period properties, currently interlinking and can therefore be occupied as a whole, as separate semi detached buildings or floor by floor.

The accommodation provides numerous impressive period rooms with good natural light and finished to a contemporary standard.

Amenities include good level of WC and shower facilities, secure bike storage, excellent on site parking and ground floor access which can accommodate disabled staff / visitors.

## ACCOMMODATION

Approximate net internal areas are as follows:-

11 Whiteladies Road	3,500 sq ft	(325.27 sq m)
13 Whiteladies Road	3,500 sq ft	(325.27 sq m)

\*Available as two separate buildings or floor by floor.

Rear Studio office	2,040 sq ft	(189.6 sq m)
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N.B. Letting sizes ranging from 1,500 sq ft (139.40 sq m) —9,037 sq ft (839.86sq m)

## TENURE

The property is available by way of new flexible leases for a term of years to be agreed.

## RENT

Upon application.

## PLANNING

Use Class E—therefore suitable for a wide range of uses.

## BUSINESS RATES

11/13 Whiteladies Road

Rateable Value: £87,500

Studio to the rear of 11/13 Whiteladies Road

Rateable Value: £25,750

## EPC

To be confirmed on application.

## VAT

We have been advised that the property is not elected for VAT.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO:

Tel:

Email:

## SUBJECT TO CONTRACT

December 2024

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.



# Appendix 3

## (Internet Listings)



[← Back to search results](#)



11-13 Whiteladies Road, Bristol, City Of Bristol, BS8

POA

[View brochure](#)

SIZE AVAILABLE

1,500-9,037 sq ft  
139-840 sq m

SECTOR

Office to lease

## Lease details

Lease available date: Ask agent

No floor/site plan



## Description

Two substantial semi detached period buildings interconnecting on each floor, plus a separate single storey studio office to the rear.

Currently as offices, the property readily suits other employment uses such as consulting rooms, post production facilities, day nursery, medical uses etc.

## Brochures

[View Brochure](#)

11-13 Whiteladies Road, Bristol, City Of Bristol, BS8



MARKETED BY

Burston Cook, Burston Cook



Lewins House Lewins Mead,  
Bristol, BS1 2NN  
[More properties from Burston Cook, Burston Cook](#)

Call

Request details





## Burston Cook



**BURSTON  
COOK**

**0117 934 9977**  
Chartered Surveyors &  
Commercial Property Agents

**Property Search**  
commercial@burstoncook.co.uk



[Back to results](#)

### 11-13 Whiteladies Road, Bristol, City Of Bristol, BS8

**1,500 - 9,037 Sq Ft**

POA

Type: Office

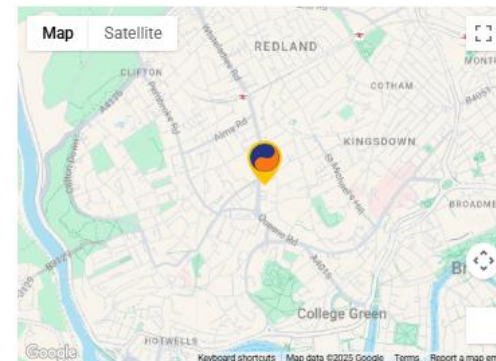
#### Property Summary

Two substantial semi detached period buildings interconnecting on each floor, plus a separate single storey studio office to the rear.

Currently as offices, the property readily suits other employment uses such as consulting rooms, post production facilities, day nursery, medical uses etc.

[Make Enquiry](#)

[View Brochure](#)



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Burston Cook

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Just added Leasehold

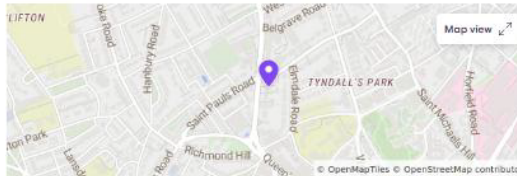
## Non quoting

Office to let

11-13 Whiteladies Road, Bristol, City Of Bristol BS8

From 1,500 - 9,037 sq. ft.

### Local area information



### Calculate travel times

→ mins to travel destination

+ Add a travel destination

Bristol Grammar School	0.2 miles	Clifton Down	0.4 miles
Queen Elizabeth's Hospital	0.3 miles	Capricorn Quay Ferry Landing	0.6 miles

These distances are calculated in a straight line. The actual route and distance may vary.

Read our [area guide for Bristol](#) to find out more about the local area.

### Features and description

• Leasehold

Two substantial semi detached period buildings interconnecting on each floor, plus a separate single storey studio office to the rear.

See full description

## Appendix 4 (Advertising)

# BRISTOL & CLIFTON'S PREMIER COMMERCIAL PROPERTY AGENTS

Keep up-to-date with our latest news, deals, testimonials and market comment at our website: [www.burstoncook.co.uk](http://www.burstoncook.co.uk)



**Edén Office Park  
FOR SALE – POA  
1,841 – 6,110 sq ft  
(171 – 567 sq m)**

3 office buildings currently occupied as one, but can be available separately or combined.



**Queen Square  
TO LET – POA  
1,909 – 4,192 sq ft  
(174 – 388 sq m)**

An impressive pair of period buildings available to lease individually or as a pair and benefitting 5 parking spaces on the square.



**53 Queen Square, BS1  
TO LET 480 – 1,730 sq ft  
(44.5 – 160.7 sq m)**

An impressive office which is due to be extensively refurbished throughout and could suit a range of uses (STC).



**St Michaels Hill  
TO LET – £14,950 pax  
843 sq ft (78.30 sq m)**

Excellent opportunity to acquire a commercial unit prominently situated in the vibrant Cotham area



**Whiteladies Road, BS8  
TO LET 798 sq ft  
(74.1 sq m)**

An attractive office suite providing light and airy accommodation which is due to be refurbished. On site parking available!



**Lower Park Row, Bristol  
TO LET – POA  
406 sq ft – 2,429  
(38 – 225 sq m)**

A charming office with a large car park to the rear. Available floor by floor or as a whole.



**Whiteladies Road, Clifton  
TO LET – POA  
1,203 sq ft (111.76 sq m)**

Large shop plus suit café or offices situated on the ever-popular Whiteladies Road. Prominent and busy location. To let flexible terms.



**The Old Brewery, Pill  
TO LET – £16.50 psf pax  
884 – 2,279 sq ft  
(82 – 130 sq m)**

A characterful office which can be taken as a whole or split into two, and which is set within a unique environment benefitting on-site gym and ample car parking.



**Queen Square BS1  
FOR SALE  
2,099 sq ft (195 sq m)**

Office with resi potential. Rare virtual freehold – only £525,000. Parking included. Suitable for a variety of uses.



**Harbour Crescent,  
Portishead  
TO LET – POA  
1,395 – 4,964 sq ft  
(130 – 461 sq m)**

Two new build commercial units due to be fitted to a high standard. Use Class E and would therefore suit a range of uses.



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# BRISTOL & CLIFTON'S PREMIER COMMERCIAL PROPERTY AGENTS

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**Clothier Road, BS4**  
**TO LET - £47,350 pax**  
**4,987 sq ft (463.29 sq m)**

A well located industrial unit benefitting from car parking to the front and yard space to the rear. The unit also benefits from office accommodation with welfare facilities.



**Park Street Avenue, BS1**  
**TO LET - Quoting £40,000 pax**  
**1,106 sq ft (102.75 sq m)**

An exceptional venue located just off Park Street spread over ground, basement and mezzanine. The premises benefits from late night licensing and is a proven trading location.



**St Mary's Way, Thornbury**  
**TO LET - £16,000 pax**  
**1,186 sq ft (110.23 sq m)**

An exciting opportunity for a ground and first floor unit at The St Mary's Centre in Thornbury. Situated under the busy covered passageway. Ample customer and staff parking on site.



**East Street, Bedminster**  
**TO LET - POA**  
**4,025 sq ft (373.93 sq m)**

Large retail unit to let, with strong passing footfall on East Street. Class E-suitable for a variety of commercial uses.



**Queens Road, BS8**  
**TO LET - £19.50 psf**  
**1,398 sq ft (129.87 sq m)**

An attractive office suite located in this popular and prominent location on Queens Road in Clifton. Providing 3 floors of light and bright office accommodation. New lease available.



**Horseshoe Lane, Thornbury**  
**TO LET - £17,500 PA**  
**1,032 sq ft (95.87 sq m)**

A bright and airy ground floor commercial unit with glazed frontage at St Mary's Shopping Centre in Thornbury. New lease.



**High Street, Kingswood**  
**FOR SALE - POA**  
**1,254 sq ft (116.5 sq m)**

Freehold for sale. Would suit owner occupier, developer or investor. Prominent corner position. Retail and offices available as a whole. Potential for residential conversion, subject to planning.



**Whiteladies Road, Clifton**  
**TO LET - POA**  
**11,984 sq ft (1,113.31 sq m)**

A high quality HQ office which has been upgraded to a high standard, providing very good quality office space with a light and contemporary feel. Ample on site car parking.



**H2, Harlequin Office Park, BS16**  
**TO LET - £19.50 PSF**  
**3,068 - 11,045 sq ft**  
**(285 - 1,026 sq m)**

An impressive substantial modern HQ office, located in a prominent position on the business park with the space being available over ground and first floors. On site car parking with EV charging points.



**Henleaze House,**  
**TO LET (May Sell) - POA**  
**2,104 - 4,546sq ft**  
**(196 - 422.5 sq m)**

A self contained property over two floors currently in use as offices, but benefiting from use Class E — therefore suitable for a wide range of different uses to include office, medical, leisure etc.



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# BRISTOL & CLIFTON'S PREMIER COMMERCIAL PROPERTY AGENTS

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**Clothier Road, BS4**  
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**4,987 sq ft (463.29 sq m)**

A well located industrial unit benefitting from car parking to the front and yard space to the rear. The unit also benefits from office accommodation with welfare facilities.



**Park Street Avenue, BS1**  
**TO LET - Quoting £40,000 pax**  
**1,106 sq ft (102.75 sq m)**

An exceptional venue located just off Park Street spread over ground, basement and mezzanine. The premises benefits from late night licensing and is a proven trading location.



**St Mary's Way, Thornbury**  
**TO LET - £16,000 pax**  
**1,186 sq ft (110.23 sq m)**

An exciting opportunity for a ground and first floor unit at The St Mary's Centre in Thornbury. Situated under the busy covered passageway. Ample customer and staff parking on site.



**East Street, Bedminster**  
**TO LET - POA**  
**4,025 sq ft (373.93 sq m)**

Large retail unit to let, with strong passing footfall on East Street. Class E-suitable for a variety of commercial uses.



**Whiteladies Road, Clifton**  
**TO LET - POA**  
**11,984 sq ft (1,113.31 sq m)**

A high quality HQ office which has been upgraded to a high standard, providing very good quality office space with a light and contemporary feel. Ample on site car parking.



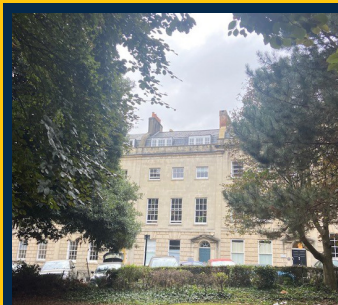
**Horseshoe Lane, Thornbury**  
**TO LET - £17,500 PA**  
**1,032 sq ft (95.87sq m)**

A bright and airy ground floor commercial unit with glazed frontage at St Mary's Shopping Centre in Thornbury. New lease.



**Whitefriars, BS1**  
**TO LET - £17.50 psf**  
**5,554 sq ft (515.97 sq m)**

Providing modern, yet affordable office accommodation, which is fully fitted with meeting rooms, a/c and large break out area/ kitchen and an onsite gym and coffee shop!



**Berkeley Square, BS8**  
**FOR SALE - POA**  
**4,015 sq ft (372.99 sq m)**

A fabulous opportunity to create a magnificent family home in the upper terrace of Clifton's renowned Berkeley Square, with ample parking. Suits investors seeking to benefit from high levels of income currently produced within the property.



**St Pauls Road, Clifton**  
**TO LET - POA, 600 - 2,618 sq ft**  
**(55.75 - 243.21 sq m)**

A substantial end of terrace office building providing self contained accommodation over ground and upper floors with excellent on site car parking. The space is due to be refurbished to a contemporary standard.



**Coronation Road, BS3**  
**REDUCED SALE PRICE**  
**10,713 sq ft (995.26 sq m)**

An impressive, detached freehold building prominently located and providing open-plan accommodation with excellent on-site car parking. The property could be suitable for a range of uses STP.



**BURSTON COOK**  
Commercial Property Consultants

(0117) 934 9977



# COMMERCIAL OPPORTUNITIES FOR SALE & TO RENT



## Badminton Road, Downend

**FOR SALE – POA**  
**1,343 sq ft (124.77 sq m)**

An excellent opportunity to acquire a freehold high street office / retail unit fronting on Badminton Road in Downend. The property is sold with vacant possession and presents to a high standard to suit an owner occupier or investor. Price Upon Application.



## Whiteladies Road, Clifton

**TO LET – POA**  
**11,984 sq ft (1,113.31 sq m)**

A high quality HQ office which has been upgraded to a high standard, providing very good quality office space with a light and contemporary feel. Ample on site car parking.



## High Street, Hanham

**FOR SALE - Quoting £185,000**  
**1,082 sq ft (100.52 sq m)**

An exceptional freehold split over ground floor and first floor in the heart of Hanham High Street. Offering 1082 sq ft (100.52 sq m) of accommodation, the property is available with Vacant Possession.



## Queen Square, BS1

**FOR SALE – POA**  
**2,751 sq ft (255.57 sq m)**

An attractive, self-contained office building situated on the prestigious Queen Square with a courtyard garden befitting from 4 car parking spaces.



## Henleaze House

**TO LET (May Sell) – POA**  
**2,104 – 4,546 sq ft**  
**(196 - 422.5 sq m)**

A self contained property over two floors currently in use as offices, but benefiting from use Class E—therefore suitable for a wide range of different uses to include office, medical, leisure etc.



## Horseshoe Lane, Thornbury

**TO LET – £17,500 PA**  
**1,032 sq ft (95.87 sq m)**

A bright and airy ground floor commercial unit with glazed frontage at St Mary's Shopping Centre in Thornbury. New lease terms available.



## East Street, Bedminster

**TO LET – POA**  
**4,025 sq ft (373.93 sq m)**

Large retail unit to let, with strong passing footfall on East Street. Class E-suitable for a variety of commercial uses.



## St Pauls Road, Clifton

**TO LET – POA**  
**600 – 2,618 sq ft**  
**(55.75 – 243.21 sq m)**

A substantial end of terrace office building providing self-contained accommodation over ground and upper floors with excellent on site car parking. The space is due to be refurbished to a contemporary standard.



## Portwall Lane, BS1

**TO LET – POA**  
**Floors from 2,105 – 5,753 sq ft**  
**(195.55 – 534.45 sq m)**

A Grade A office building which has been sympathetically refurbished to the highest standard, with strong ESG credentials and offering boutique floor plates.



## Berkeley Square, BS8

**FOR SALE – POA**  
**910 sq ft (84.54 sq m)**

An opportunity to purchase a high quality prime, self contained office in the prestigious Berkeley Square. Benefitting from bike storage and shower facilities.



Julian Cook  
FRICS



**BURSTON  
COOK**

**0117 934 9977**



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**3,068 – 11,045 sq ft**  
**(285 – 1,026 sq m)**

A most impressive and substantial modern HQ office, located in a prominent position on the business park with the space being available over ground and first floors. On site car parking with EV charging points.



**Edén Office Park, Pill**  
**FOR SALE / TO LET – POA**  
**1,735 – 3,611 sq ft**  
**(161.18 – 335.46 sq m)**

A self-contained office building recently refurbished to a high standard, with 16 allocated car parking spaces and excellent access with Junction 19 of the M5 Motorway approximately 2 miles.



**Horseshoe Lane, Thornbury**  
**TO LET - £17,500 PA**  
**1,032 sq ft (95.87 sq m)**

A bright and airy ground floor commercial unit with glazed frontage at St Mary's Shopping Centre in Thornbury. New lease terms available.



**Pipe Lane, Bristol, BS1**  
**FOR SALE - £950,000**  
**1,600 sq ft (148.64 sq m)**

10 bedroom student HMO investment property in a very desirable student location in the centre of Bristol. The property is fully let with a current gross income of £90,000 pax.



**Eagle House, BS1**  
**TO LET – POA**  
**5,565 sq ft – 11,840 sq ft**  
**(517 – 1,100 sq ft)**

A landmark building in the heart of the city centre offering Grade A accommodation. Exceptional break-out spaces, to include auditorium, bookable meeting rooms, showers, and bike storage.



**Whiteladies Road, Clifton**  
**TO LET – POA**  
**712–3,032 sq ft**  
**(66.14–281.67 sq m)**

A prominent high quality, contemporary refurbished office over 4 floors. Large forecourt for up to 5 cars. New lease to be agreed. Suitable for a wide range of different uses.



**High Street, Portishead**  
**TO LET – POA**  
**1,226 sq ft (113.9 sq m)**

A high-quality self-contained corner pitched retail unit over ground and first floor, with stores and W.C's. There is a rear car park with space for three vehicles as well as external bike storage.



**Clare Street, BS1**  
**TO LET – POA**  
**1,193 sq ft (110.83 sq m)**

A stunning period office building designed by Alfred Waterhouse offering a light and airy office at ground floor level, with excellent floor to ceiling height and additional useful storage space.



**The Courtyard, Almondsbury**  
**SUITES TO LET – POA**  
**403 – 1,895 sq ft**  
**(37.44 – 176.05 sq m)**

Open plan self contained office suites refurbished to provide contemporary office space. Larger suites with a rent of only £10 per sq ft, providing excellent rental value.



**East Street, Bedminster**  
**TO LET – POA**  
**4,025 sq ft (373.93 sq m)**

Large retail unit to let, with strong passing footfall on East Street. Class E-suitable for a variety of commercial uses.



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# BRISTOL & CLIFTON'S PREMIER COMMERCIAL PROPERTY AGENTS

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**Queen Square, BS1**  
**FOR SALE - POA**  
**2,751 sq ft (255.57 sq m)**

An attractive, self-contained office building situated on the prestigious Queen Square with a courtyard garden befitting from 4 car parking spaces.



**Eden Office Park, Pill**  
**FOR SALE / TO LET - POA**  
**1,735 - 3,611 sq ft**  
**(161.18 - 335.46 sq m)**

A self-contained office building recently refurbished to a high standard, with 16 allocated car parking spaces and excellent access with Junction 19 of the M5 Motorway approximately 2 miles.



**Horseshoe Lane, Thornbury**  
**TO LET - £17,500 pa**  
**1,032 sq ft (95.87 sq m)**

A bright and airy ground floor commercial unit with glazed frontage at St Mary's Shopping Centre in Thornbury. New lease terms available.



**Whiteladies Road, Clifton**  
**TO LET - POA**  
**712-3,032 sq ft**  
**(66.14-281.67 sq m)**

A prominent high quality, contemporary refurbished office accommodation over 4 floors. Large forecourt for parking for up to 5 cars. New lease to be agreed.



**Whiteladies Road, Clifton**  
**FOR SALE - £625,000**  
**1,897 sq ft (176.23 sq m)**

Freehold mixed use investment opportunity located in the affluent suburb of Clifton. Three bed HMO and large retail unit.



**Clare Street, BS1**  
**TO LET - POA**  
**1,193 sq ft (110.83 sq m)**

A stunning period office building designed by Alfred Waterhouse offering a light and airy office at ground floor level, with excellent floor to ceiling height and additional useful storage space.



**High Street, Portishead**  
**TO LET - POA**  
**1,226 sq ft (113.9 sq m)**

A high-quality self-contained corner pitched retail unit over ground and first floor, with stores and W.C's. There is a rear car park with space for three vehicles as well as external bike storage.



**Whitefriars, BS1**  
**TO LET - £17.50 psf**  
**5,554 sq ft (515.97 sq m)**

Providing modern, yet affordable office accommodation, which is fully fitted with meeting rooms, a/c and large break out area/kitchen and an onsite gym and coffee shop!



**Whiteladies Road, BS8**  
**TO LET - POA**  
**693 - 1,010 - 1,703 sq ft**  
**(64.4 - 93.7 - 158.10 sq m)**

Attractive offices, refurbished to a contemporary standard. Car parking also available by separate negotiation. New flexible lease terms available.



**East Street, Bedminster**  
**TO LET - POA**  
**4,025 sq ft (373.93 sq m)**

Large retail unit to let, with strong passing footfall on East Street. Class E-suitable for a variety of commercial uses.