

OFFICES



NEWLY REEFURBISHED
OFFICE ROOMS

TO LET

2 PORTLAND STREET, CLIFTON, BRISTOL, BS8 4JH
APPROXIMATELY - 12.63—179.11 SQ M, 136—1,928 SQ FT

- **Individual Rooms from 136 ft² (12.63 m²)**
- **Floors from 628 ft² (58.34 m²)**
- **Entire Building 1,928 ft² (179.11 m²)**

LOCATION

2 Portland Street is located close to the junction of Portland Street and Clifton Down Road in Clifton Village. The property is close to high quality amenities, retail and leisure outlets that characterise this fashionable part of Bristol.

CONTACT

Carter Jonas LLP

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

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2 PORTLAND STREET CLIFTON, BRISTOL

DESCRIPTION

2 Portland Street is a modern office building with accommodation arranged on Ground and two upper floors. The accommodation is newly refurbished and provides the following amenities:

- Newly decorated and carpeted
- Secure individual office rooms
- Access control and door entry system
- Electrical panel heating
- High quality shared kitchen
- WC and shower facilities
- Meeting room facilities available within Rodney House by separate arrangement

ACCOMMODATION

Ground Floor:

1:	136 ft ²	12.63 m ²
2:	176 ft ²	16.35 m ²
3:	158 ft ²	14.68 m ²
4:	158 ft ²	14.68 m ²
Total:	628 ft ²	58.34 m ²

First Floor:

5:	158 ft ²	14.68 m ²
6:	176 ft ²	16.35 m ²
7:	158 ft ²	14.68 m ²
8:	158 ft ²	14.68 m ²
Total:	650 ft ²	60.39 m ²

Second Floor:

9:	158 ft ²	14.68 m ²
10:	176 ft ²	16.35 m ²
11:	158 ft ²	14.68 m ²
12:	158 ft ²	14.68 m ²
Total:	650 ft ²	60.39 m ²

PARKING

The building provides limited on-site parking available at a separate licence fee together with secure cycle parking.

BUSINESS RATES

Each office room is to be rated as a separate rating hereditament. Tenants are to be responsible for business rates.

AGREEMENTS

The accommodation is offered to let on new agreements granted for a term of 6-12 months, which can be extended by agreement. Leases are granted outside the security of tenure provisions of the Landlord & Tenant Act 1954. Agreements are available for individual rooms, multiple rooms, floors etc.

RENT

Rentals are quoted inclusive of normal service charge items but excluding business rates and telephony/internet.

Room 1: £500 pcm exclusive

Rooms 3, 4, 5, 7, 8, 9, 11, 12:
£620 each pcm exclusive.

Rooms 2, 6, 10: £645 each pcm exclusive.

All terms quoted subject to contract.

LEGAL COSTS

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

VIEWINGS

Strictly via sole agents:

Andrew Hardwick:
andrew.hardwick@carterjonas.co.uk

at this office.

For details of all commercial properties marketed through this firm please visit:

carterjonas.co.uk/commercial

**SUBJECT TO CONTRACT FEBRUARY 2019
(UPDATED December 2023)**

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2 Portland Street – Entrance



Typical Office Interior



Typical Office Interior



Toilets

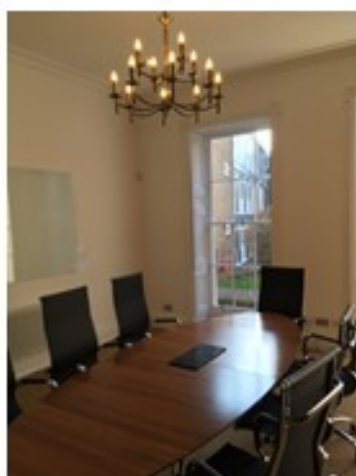


Shower



Typical Office Interior

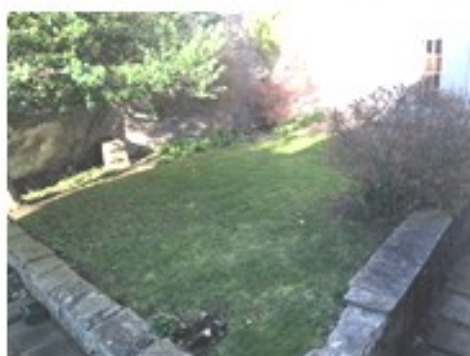
Meeting Room



Kitchen

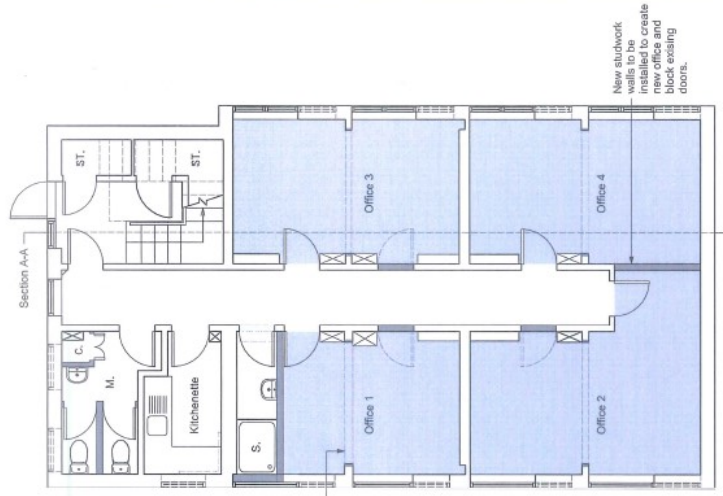


Rear Garden

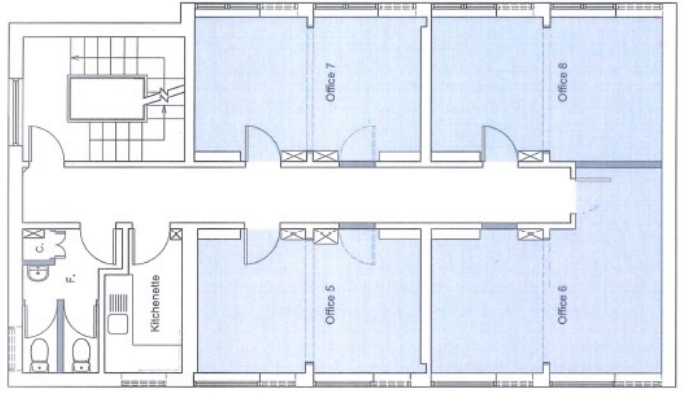


Cycle Shelter

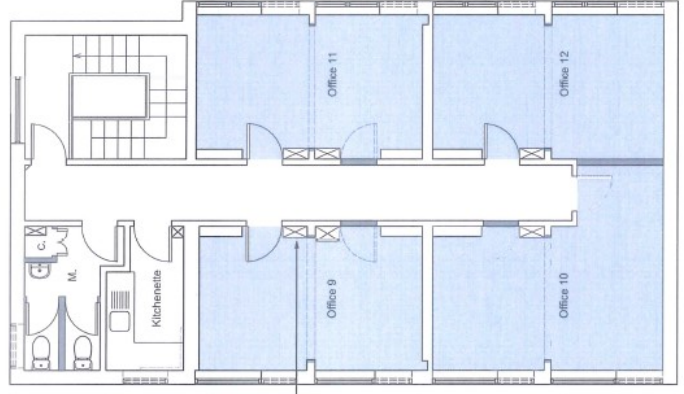




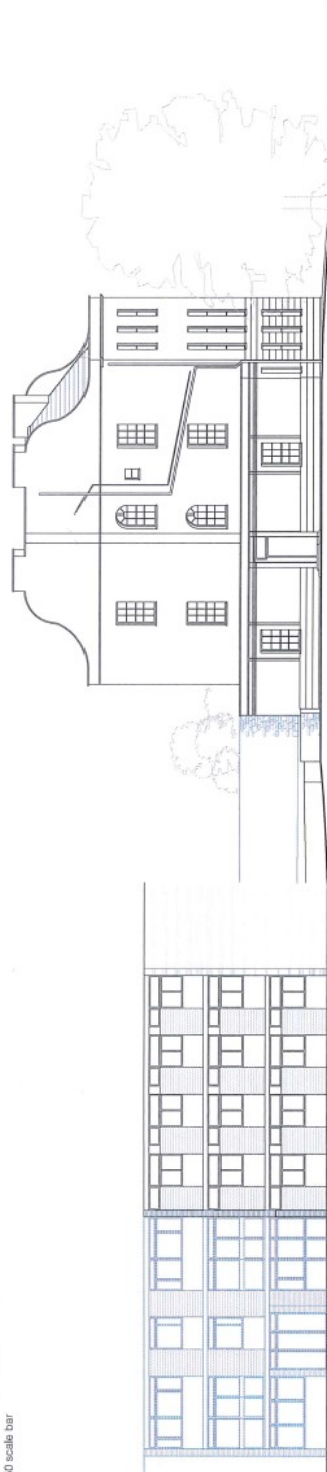
Ground Floor Plan 1:50



First Floor Plan 1:50



Second Floor Plan 1:50



C 13.2.16	RM	Richard Pedlar Architects
B 13.2.16	RM	Upper specification
A 13.2.16	RM	Lower specification
Rev.	Date	Issue / Description
Part of a series		
C/O layout		
RICHARD PEDLAR ARCHITECTS ARCHITECTURE • CONSULTATION • URBAN DESIGN PO Box 4, Green Road, Bedford Bedfordshire, MK43 0JL, UK Tel: 01455 531111 Fax: 01455 531112 www.richardpedlar.com		
Project	2 Portland Street, Clifton	
Client	Mr and Mrs Noel	
Title	Plans and elevation in context As Proposed	
Drawing No.	BRK0344.03C	
Scale	1:50 @ A1	Date: Jan 2018
	1:100 @ A3	