



TO LET

2nd, 3rd, & 4th Floors Regent House

Regent Street, Clifton, Bristol, BS8 4HG

Modern Open Plan Office Accommodation with onsite car parking – 1,733 – 5,483 sq ft net approx.

Location

Clifton is one of Bristol's most desirable Business and Residential locations and enjoys close proximity to Bristol City Centre, which is located only one mile to the South. This affluent suburb has a wide ranges of amenities from restaurants, bars, shops and cafes.

The close proximity to the City Centre provides easy access to Bristol's motorway network, while Junction 19 of the M5 is only 5 miles and a 15 minute drive away. Clifton Down railway station is also only 1 mile away.

In addition to what's on offer within Clifton Village, the property is also conveniently located close to Queens Road, Whiteladies Road and Park Street. All are within a short walk and provide an abundance of further amenities.

Clifton Down



1 mile north

M5



5 miles west

Portishead



7 miles

Bristol



1 mile



Accommodation

Description

The property is a five-storey modern purpose-built office with car parking to the rear. The available accommodation is located at 2nd, 3rd, and 4th floors and provided good quality open plan accommodation.

Parking

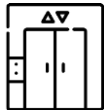
The accommodation has a total of 5 available parking spaces.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
2 nd Floor	1,875	174.2
3 rd Floor	1,875	174.2
4 th Floor	1,733	161
TOTAL	5,483	509.4

Passenger lift



Suspended ceilings



Comfort heating / cooling



Onsite parking



LED lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Tel: 0117 922 3000 or www.Bristol.gov.uk

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Terms

The available accommodation is held on an existing full repairing and insuring service charge lease expiring October 2026. The accommodation is available by way of an assignment of the existing leases or by way of a sublease for a term of years to be agreed.

The accommodation is available as a whole or on a floor by floor basis.

Rent

£25.00 per sq ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

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www.alderking.com

AK Ref: TWD/99636

Date: April 2024

Subject to Contract

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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.