



**TO LET**

# Embassy House

Queens Avenue, Clifton, Bristol BS8 1SB

Part Second Floor – Flexible Modern Offices – 5,176 sq ft net approx



# Location

Embassy House is located on the junction of Queens Avenue and Clifton Triangle, a short distance from Whiteladies Road and Park Street. The property occupies a prominent position in the heart of Clifton, close to many amenities and travel links.

The property is situated within a c.10 minute walk from Clifton Down railway station, and is approximately 1.5 miles from the M32 and Bristol Temple Meads Station.

**M32**



**1.5 miles east**

**M5**



**7 miles northwest**

**Bristol City  
Centre**



**1 mile**



# Accommodation

## Description

Embassy House is a purpose built 6-storey office building with ground floor retail amenities. The available accommodation is situated on the 2<sup>nd</sup> floor and has recently undergone refurbishment.

The accommodation benefits from new LED lighting, VRF air conditioning, secure basement cycle storage, kitchen, WC & shower facilities.

## Parking

The accommodation has the benefit of 4 allocated parking spaces in the basement car park at an annual fee of £1,500 per space.

## Services

We are advised that all 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 – approximate NIA	Sq ft	Sq m
Part 2 <sup>nd</sup> Floor	5,176	480.86
<b>TOTAL</b>	<b>5,176</b>	<b>480.86</b>

**Suspended ceilings**



**Comfort 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](http://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](http://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](#)

## Lease

The property is available by way of assignment of the existing lease, which runs for a term of 10 years from July 2022. There is a tenant only break option at the end of the 5<sup>th</sup> year. A new sub-lease for a term to be agreed will also be considered.

## Rent

The passing rent is currently £28.50 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/purchase price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

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

# Viewing Arrangements

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



## Alder King Property Consultants

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**AK Ref:** SRP/TWD/97868

**Date:** February 2023

**Subject to Contract**

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## Important Notice

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### 2. Misrepresentation Act 1967

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### 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.

