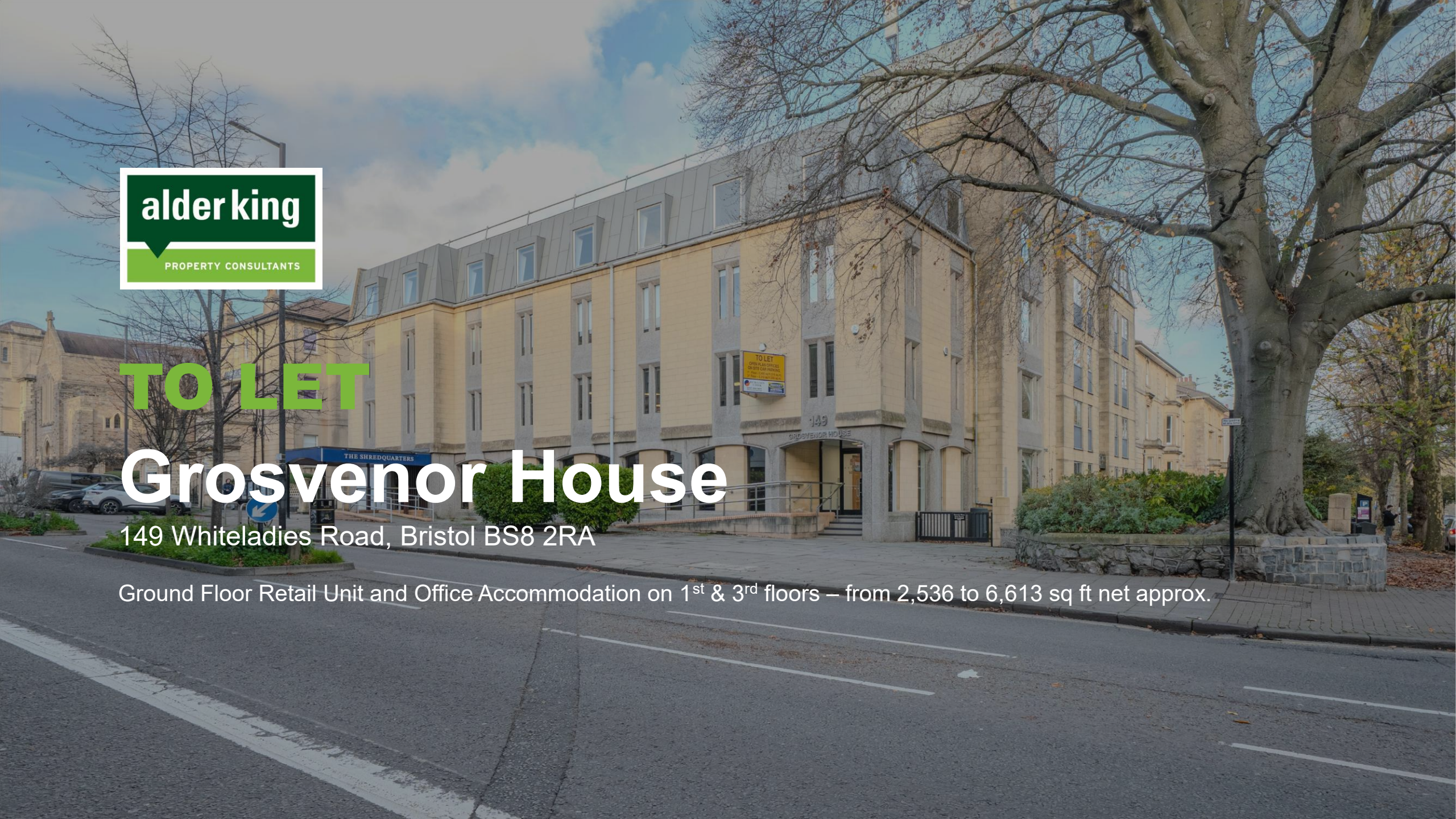


alder king
PROPERTY CONSULTANTS

TO LET

Grosvenor House

149 Whiteladies Road, Bristol BS8 2RA

Ground Floor Retail Unit and Office Accommodation on 1st & 3rd floors – from 2,536 to 6,613 sq ft net approx.

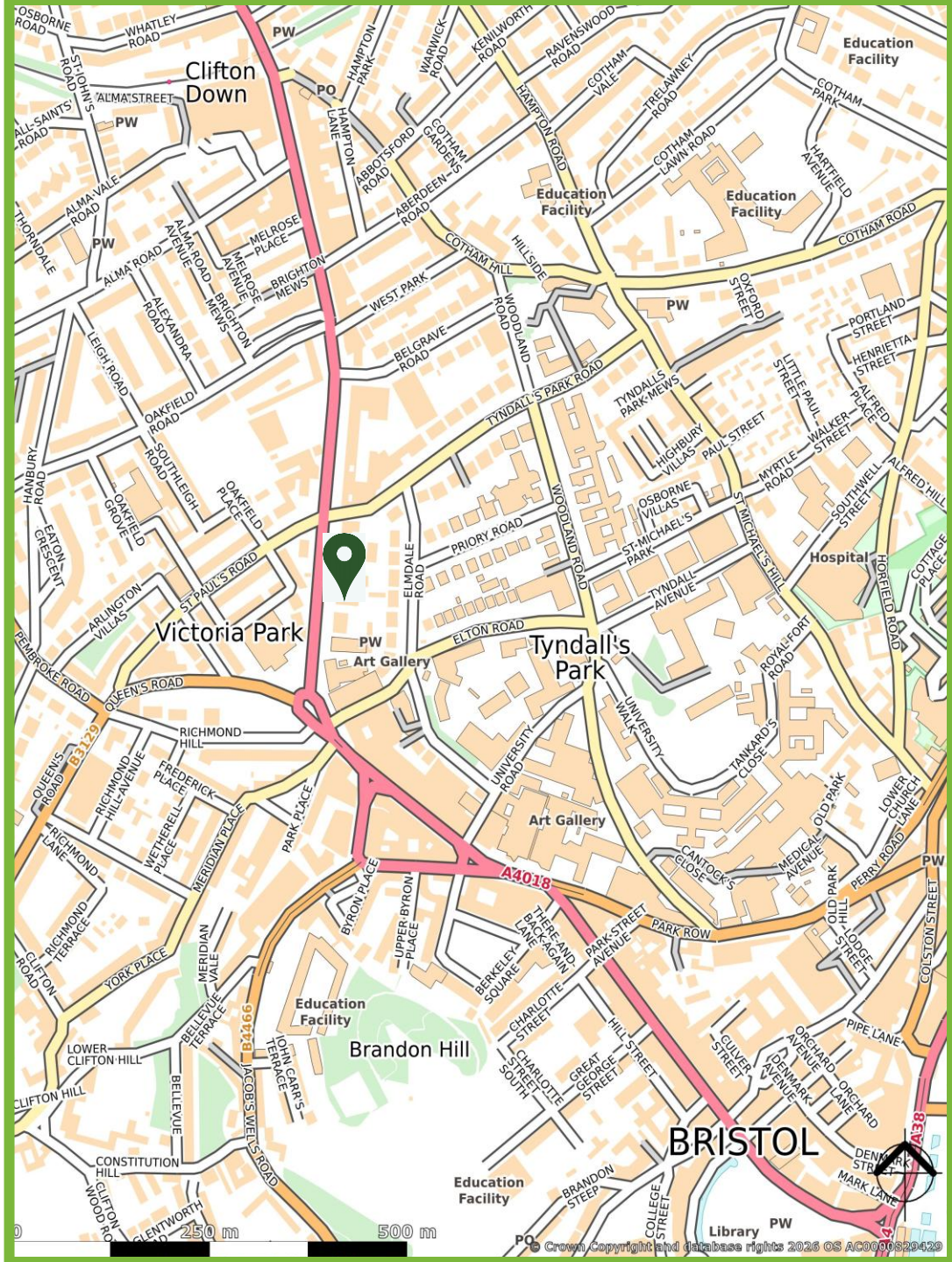
Location

Whiteladies Road is a prestigious and popular office location within the exclusive Bristol suburb of Clifton. The building occupies a highly prominent location on the eastern side of Whiteladies Road.

The property is located in close proximity to Clifton Down railway station, providing easy access to the rest of Bristol and beyond. Whiteladies Road has a strong focus on retail and leisure activities in this part of the city. Nearby occupiers include high-end furniture stores, M&S Food, Sainsbury's, Boston Tea Party and a range of other well known restaurant occupiers including Bosco Pizzeria, Buenasado Steakhouse and Aqua.

In recent years the Whiteladies Road and Queens Road areas have seen an increase in the number of restaurant and leisure based uses opening in the area providing excellent amenities for staff

M4/M5	Clifton Down Station	Clifton Village	Bristol
7 miles north	0.2 mile north	1 mile south	1.5 mile southeast



Accommodation

Description
This well located property fronts Whiteladies Road and is arranged over ground and two upper floors. The accommodation is open plan in nature and benefits from plenty of natural light.

The ground floor accommodation is suitable for a range of retail / leisure uses and will be offered in a white box finish.

The upper floors offices have been finished to a good standard, benefiting from comfort cooling throughout, LED lighting and range of meeting rooms and breakout areas, together with WC and shower facilities.

Parking
The accommodation has basement car parking 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 the state and condition of such items.

Area	sq ft	sq m
Ground Floor	2,536	235.59
First Floor	3,344	310.68
Third Floor	3,269	303.74
TOTAL	**9,149**	**850.01**

Retail Space



Office Accommodation



Comfort Heating / Cooling



On-site parking



LED lighting



Breakout Space



WC facilities



Planning | Rates | EPC | Terms

Planning
We are verbally advised that the accommodation has planning consent for Class E use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.
Tel: 0117 922 1222 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.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

Energy Performance Certificate
The EPC Rating is B and the full certificate can be provided on request.

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

Terms
The accommodation is available as a whole or on a floor by floor basis, by way of a new full repairing lease for a term of years to be agreed.

Rent
The ground floor retail space is offered at a rent of £22.50 per annum exclusive of VAT.

The office accommodation is offered at a rent of £23.00 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.

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

Viewing Arrangements

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

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AK Ref: TWD/102369 **Date:** March 2026 **Subject to Contract**

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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 adv ce from a specialist source.