

TO LET



Redland House 157 Redland Road, Bristol, BS6 6YE

Rare opportunity to acquire a self contained three-storey Georgian townhouse office in Redland with extensive car parking.

555 to 6,097 sq ft (51.56 to 566.43 sq m)

- Self-contained building
- Extensive off street car parking
- Business Centre overflow space

Redland House, 157 Redland Road, Bristol, BS6 6YE

Summary

Available Size	555 to 6,097 sq ft	
Rates Payable	£6.85 per sq ft	
Rateable Value	£76,500	
Service Charge	ТВС	
Car Parking	N/A	
Estate Charge	N/A	
EPC Rating	EPC exempt - Listed building	

Description

157 Redland Road is a three-storey Georgian townhouse arranged over basement, ground, first and second floors with additional office accommodation in the single storey rear extension. The building retains many of its original period features internally but has been adapted to provide a range of modern office spaces.

The property benefits from extensive car parking provision, providing a total of 53 car parking spaces across a site with 20 allocated to the building and further spaces available by separate arrangement. The property also offers the additional benefit of overflow space in the adjoining business centre.

Location

The Property is located at 157 Redland Road, Redland just a short walk from the retail and leisure amenities of Whiteladies Road. The location is approximately 8 miles south of the M5 motorway at junction 17, and 2 miles north of Bristol City Centre. Redland is an affluent suburb of Bristol, situated between Clifton, Cotham, Bishopston and Westbury Park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	849	78.87	Coming Soon
Ground	2,197	204.11	Coming Soon
1st	1,268	117.80	Coming Soon
2nd	555	51.56	Coming Soon
Ground - Business Centre	1,228	114.08	Coming Soon
Total	6,097	566.42	

Viewings

Viewings are strictly by appointment only via joint agents.

Terms

The property is available on a new lease for a term to be agreed.







Viewing & Further Information

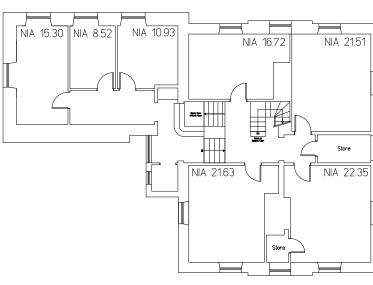
Chris Grazier

0117 923 9234 | 07788 105 578 chris.grazier@htc.uk.com

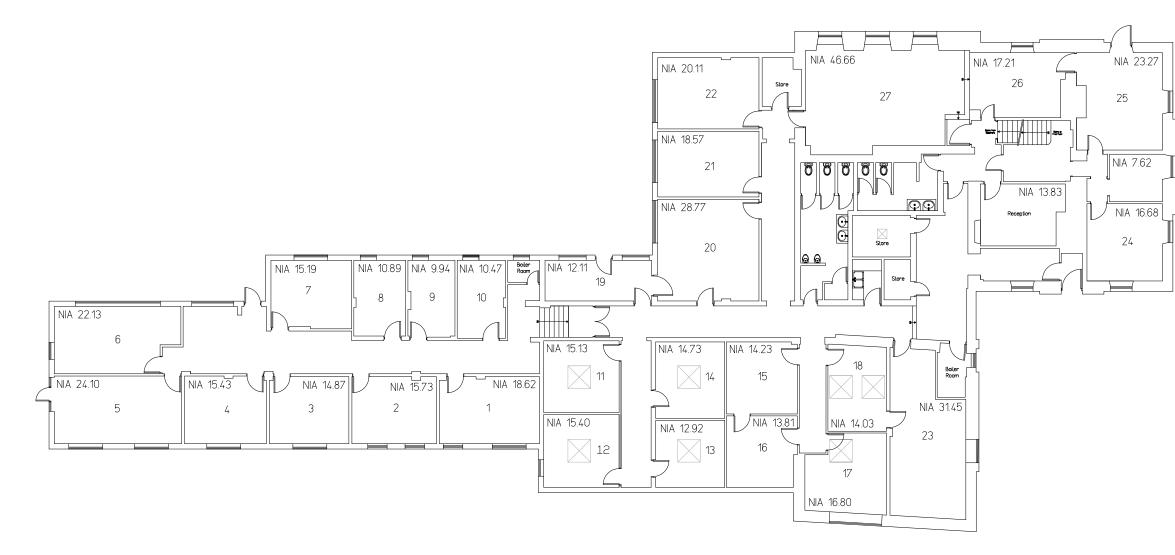
Freddie Myatt

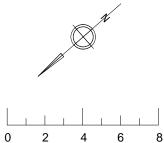
0117 923 9234 | 07385 045218 Freddie.Myatt@htc.uk.com

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GROUND FLOOR

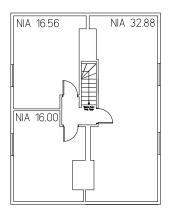




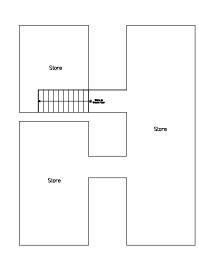
1 : 200

SECOND FLOOR





BASEMENT



Estate Surveys Ltd Knapp Farm, Crossways Lane Thornbury, Bristol, BS35 3UE m: 07800 581240 t: 01454 279014 w: www.estatesurveys.co.uk

CLIENT

Bladen Property Consultants

ADDRESS

Redland House 157 Redland Road Redland, Bristol, BS6 6YE

TITLE

SCALE

Floor Plan

1:200 @ A3

DATE

20-02-2023

drawn TR