



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

Summary

Available Size	555 to 6,097 sq ft
Rates Payable	£6.85 per sq ft
Rateable Value	£76,500
Service Charge	TBC
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:

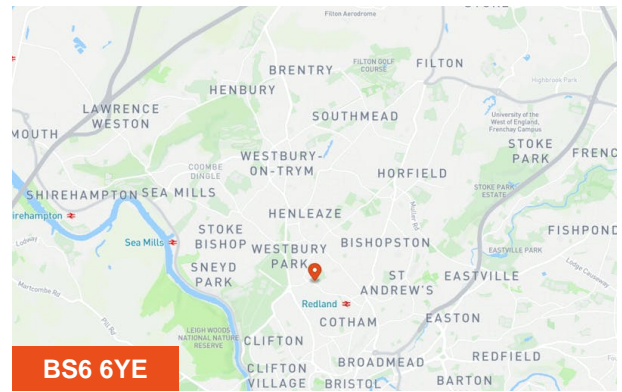
Name	sq ft	sq m	Availability
Basement	849	78.87	Coming Soon
Ground	2,197	204.11	Coming Soon
1st	1,268	117.80	Coming Soon
2nd	555	51.56	Coming Soon
Ground - Business Centre	1,228	114.08	Coming Soon
Total	6,097	566.42	

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

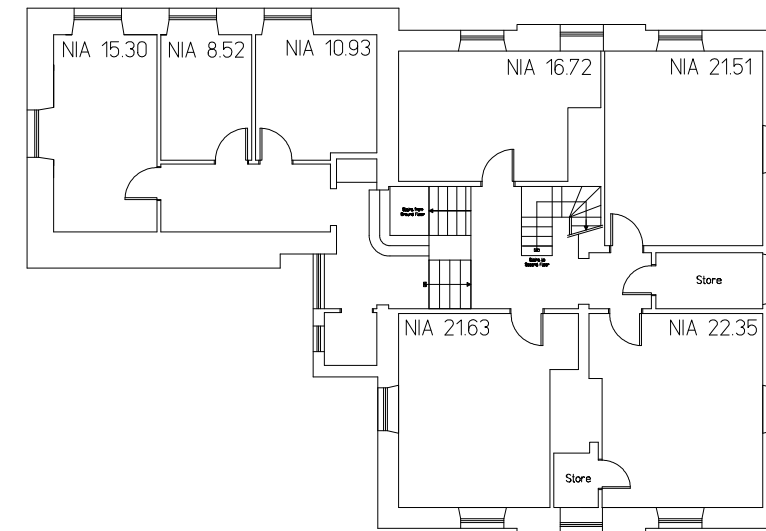
chris.grazier@htc.uk.com

Freddie Myatt

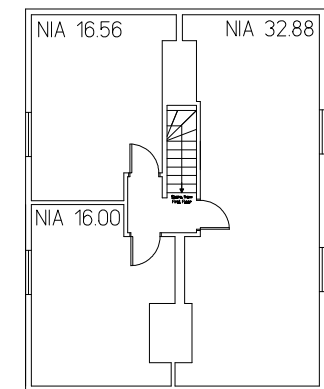
0117 923 9234 | 07385 045218

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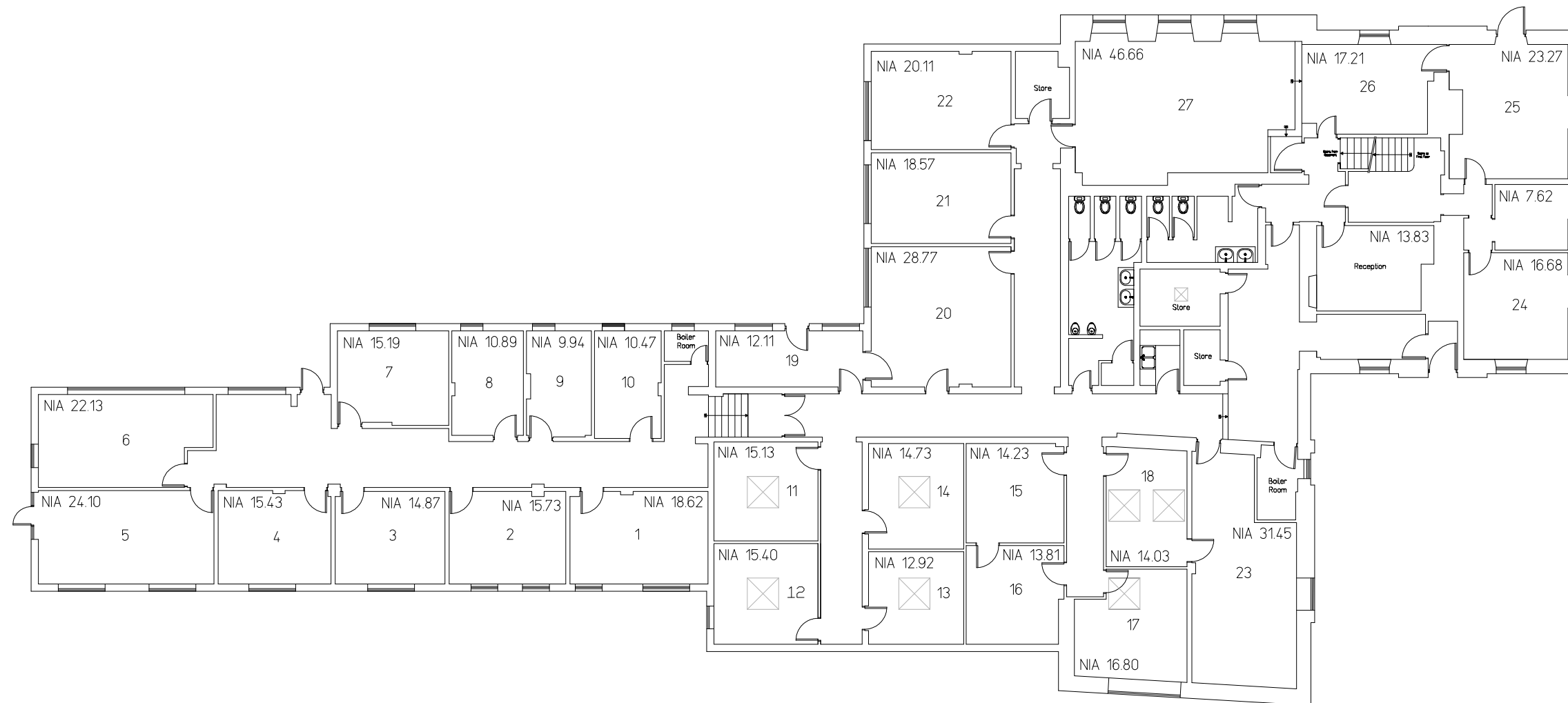
FIRST FLOOR



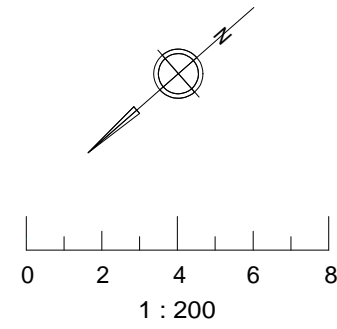
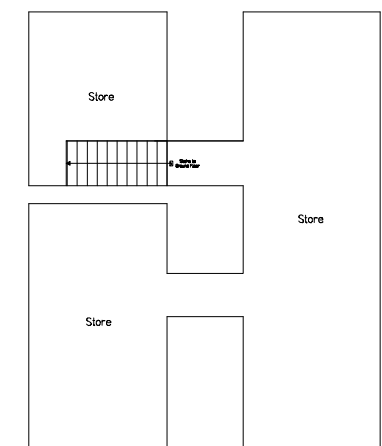
SECOND FLOOR



GROUND FLOOR



BASEMENT



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

CLIENT
 Bladen Property Consultants

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

TITLE
 Floor Plan

SCALE
 1:200 @ A3

DATE
 20-02-2023

DRAWN
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