

**To Let
Refurbished Period Offices
Ground and First Floors**

**4 Hillside, Cotham
Bristol
BS6 6JP**

**Approximately 225 - 1,131 sq ft (20.90 – 105.17 sq m)
With Extensive Parking**



LOCATION

The property is located immediately off Cotham Hill between the main thoroughfares of Hampton Road/St Michaels Hill and Whiteladies Road. This is a short walk from the amenities of St Michaels Hill and Cotham Hill and very close to the commercial centres of the Triangle and Whiteladies Road. In addition the institutions of the BBC and University contribute to the quality of the location.

4 Hillside is the first property on the upper, west side of the street and as a result looks straight down Cotham Hill giving excellent prominence to this through route.



WILLIAMS ■ GUNTER ■ HARDWICK

CHARTERED SURVEYORS

Clifton Heights, Triangle West, Clifton, Bristol BS8 1EJ.

Fax : 0117 922 5722 www.wghproperty.co.uk

0117 922 1222



Williams Gunter Hardwick is a member of PAI The Independent Commercial Property Consultants Network.
More information can be found at www.pai.uk.com

DESCRIPTION

The property is a large independent (but semi-detached) period building of traditional stone construction with an ornate wrought iron feature balcony and balustrade to the front ground floor elevation. The premises has been sensitively converted through a recent refurbishment into offices.

The plot is rectangular shape with the building set approximately two thirds of the way back resulting in a small rear service area and a generous forecourt, the main entrance is on the side of the building. Car parking is available to the front and rear. There is a cycle rack securely located to the rear of the building. CCTV to the front, side and back elevations of the building provide external security to support the alarm system inside.

The office accommodation that is available is located over ground and first floors. Approached through a front door, there is an access system that links to each floor and supported by the CCTV. The entrance hall is impressive and leads to a staircase giving access to the upper floors. Each level has a WC and shower facility. There is a high quality shared kitchen facility.

The period nature of the premises means that offices are laid out in individual rooms. The windows are large throughout providing excellent natural light levels with good ceiling heights giving a sense of space. The offices are carpeted with painted plaster walls and ceilings.

Electric lighting is provided by central pendant lights and fluorescent lighting with diffusers in units wire hung from the ceiling. Heating is provided by wall mounted panel radiators with hot water running from an independent combination boiler to be found on each floor.

Data and telephone infrastructure is provided by well distributed wall mounted network cable points with the trunking chased into the wall.

ACCOMMODATION

Ground Floor from:	225-906 sq ft	20.90 - 84.22 sq m
First Floor:	225 sq ft	20.95 sq m
Total:	1,131 sq ft	105.17 sq m

The accommodation is offered as a whole or as individual offices.

CAR PARKING

There is 1 parking space allocated per office.

BUSINESS RATES

The Valuation Office website indicates the following Rateable Values:

Ground Floor: £14,500

First Floor Combined: TBC

EPC

D - 93

LEASE

The accommodation is available by way of a new full repairing and insuring lease incorporating a service charge for a term to be agree and granted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954

RENT

£16.50 per sq ft pa, subject to contract.

VAT

All terms quoted are exclusive of VAT, where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION & VIEWING

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

Williams Gunter Hardwick

Clifton Heights, Triangle West, Clifton, Bristol, BS8 1EJ

Tel: 0117 922 1222

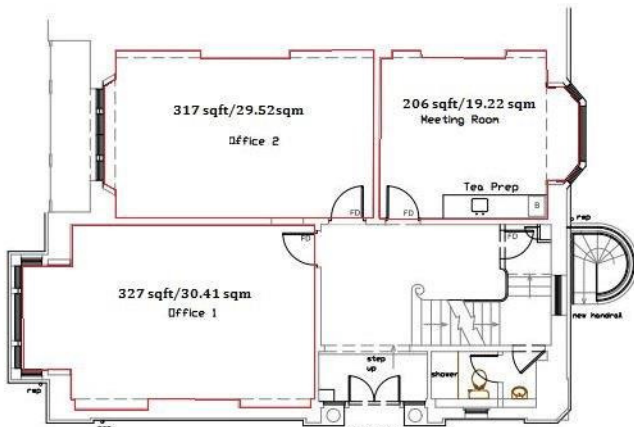
Email: andrew@wghproperty.co.uk or mike@wghproperty.co.uk

FAO: Andrew Hardwick

Mike Woodliffe

SUBJECT TO CONTRACT

Amended October 2016



Ground Floor Layout Plan

FD denotes 1/2hr Fire Door with smoke seal and self closer.



First Floor Layout Plan

FD denotes 1/2hr Fire Door with smoke seal and self closer.

Important: These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquires. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

Energy Performance Certificate

Non-Domestic Building



4, Hillside
Cotham
BRISTOL
BS6 6JP

Certificate Reference Number:
0560-0737-3339-6693-2002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

93

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 427
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 56.52

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

76 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.