



13 Alma Vale Road

Bristol, BS8 2HL

**Unique self-contained office
premises in the heart of
Clifton Village, Bristol**

1,684 sq ft
(156.45 sq m)

- Prime highly convenient Clifton location
- Self-contained
- Character features
- Kitchenette
- Easy access to Whiteladies Road

Summary

Available Size	1,684 sq ft
Rent	£20 per sq ft
Rates Payable	£8.96 per sq ft Based on 2026 valuation
Rateable Value	£30,250
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (56)

Description

13 Alma Vale Road is a well-presented office building in the heart of Clifton arranged across ground and first floors. The ground floor space consists of a large office area with a kitchen, male and female WCs and storage to the rear. On the first floor, there are 5 office suites, all of a similar size and specification.

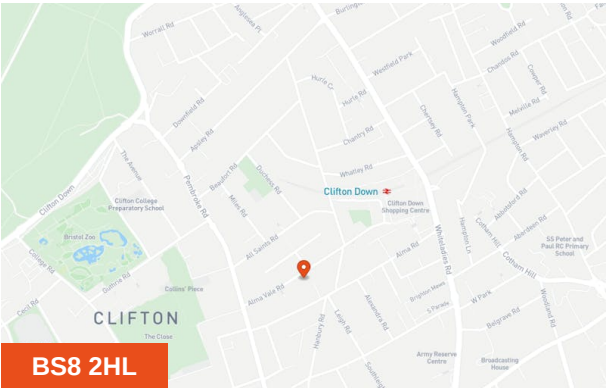
Location

Alma Vale Road is located in the centre of Clifton Village and the building sits on a high-end, well presented street with a mixture of retail, offices and residential uses. The road is positioned between Pembroke Road and the rear of Clifton Down Shopping Centre which benefits from plenty of car parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	1,684	156.45	Available
Total	1,684	156.45	



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Viewing & Further Information

Freddie Myatt

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

Chris Grazier

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

Abbie Doherty-Short

07766 274 041
abbie.dohertyshort@htcre.co.uk