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CARDIFF

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BRISTOL



Regent Street

CLIFTON



Comments by Mr Ross Hooper-Nash



Property Specialist
Mr Ross Hooper-Nash
Director

ross@jeffreycross.co.uk



Comments by the Homeowner

Regent Street

Clifton, Bristol, BS8 4HR

PCM

£4,167 PCM



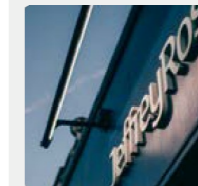
null Bedroom(s)



null Bathroom(s)



1875.00 sq ft



Contact our

Property Outlet Branch

0117 935 4565

Regent House occupies a prominent position in the heart of Clifton Village, surrounded by a wide range of amenities including cafés, restaurants, shops and bars.

The available accommodation is situated at second floor level and is accessed via a central core. Extending to approximately 1,875 sq ft net, the space is predominantly open plan, presents well throughout and benefits from comfort cooling, LED lighting, perimeter trunking and two on-site car parking spaces.

The Location

Clifton is one of Bristol's most desirable business and residential locations, situated approximately one mile north of Bristol City Centre.

This affluent suburb offers an excellent range of amenities, including restaurants, bars, cafés, shops and leisure facilities. The property is well placed for access into the city centre and wider motorway network, with Junction 19 of the M5 approximately five miles away and Clifton Down railway station around one mile from the property.

In addition to the amenities within Clifton Village itself, the property is also within easy walking distance of Queens Road, Whiteladies Road and Park Street, all of which offer a further wide selection of shops, cafés, restaurants and bars.

Additional Information

The property comprises a modern, purpose-built five-storey office building with car parking to the rear. The available accommodation is located at second floor level and provides good quality, predominantly open plan office space. The suite benefits from mains services, heating and cooling air conditioning, and lift access to all floors.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

