

TO LET

# Regent Street

*Clifton, Bristol, BS8 4HR*

CLIFTON, BRISTOL

# Regent Street

Clifton, Bristol, BS8 4HR

MONTHLY RENT

£2,100

1,000 SQ FT

PROPERTY TYPE

OFFICE

INTERNAL AREA

1,000 SQ FT

FURNISHED

FURNISHED OR UNFURNISHED

COUNCIL TAX

BAND E · ABOUT £3,317 A YEAR  
*Bristol City Council, 2026/27 estimate*

EPC RATING

59 · POTENTIAL 59

## THE PROPERTY

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 with lift access.

The office provides approximately 1,000 sq ft of dedicated private workspace, predominantly open plan, together with access to a generous shared communal area providing additional breakout, informal meeting and collaboration space. This significantly increases the overall usable space available to the occupier and gives the accommodation a much larger feel than the private office area alone.

The space is currently undergoing a high-quality refurbishment as part of the new Desg workspace concept and will benefit from contemporary finishes, comfort cooling, LED lighting and perimeter trunking, together with shared kitchen/breakout facilities, WCs and shower facilities. The layout also includes one on-site car parking space.

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MODERN OPEN PLAN OFFICE ACCOMMODATION WITH ONSITE CAR  
PARKING – 1000 SQ FT NET APPROX.

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GREAT LOCATION

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PARKING



## Ross Hooper-Nash

FOUNDER AND MANAGING DIRECTOR

SOUTH BRISTOL BRANCH

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SCAN TO SEE WHAT'S  
NEAR YOU

CARDIFF   VALE   CAERPHILLY   BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at [jeffreycross.co.uk/docs/lettings-fees.pdf](http://jeffreycross.co.uk/docs/lettings-fees.pdf). Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 177–179 North Street, Southville, Bristol, BS3 1JQ. 0117 935 4565. The Property Ombudsman, membership D03828. [jeffreycross.co.uk](http://jeffreycross.co.uk)