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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs  
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commercial



## Unit 3 Vincent Court, Soundwell Road, Bristol, BS16 4QR

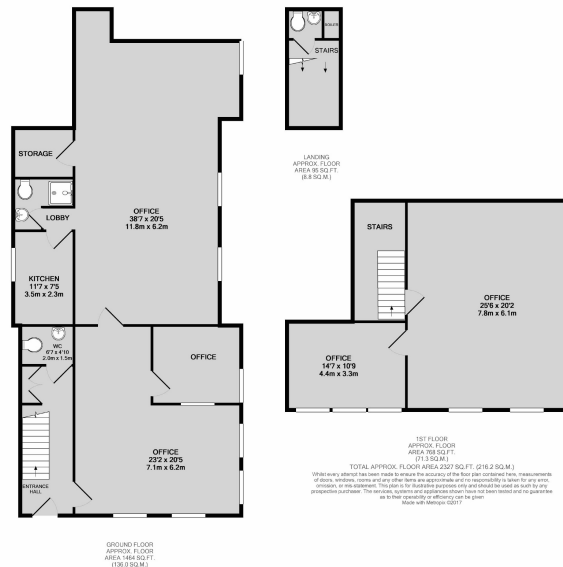
### £24,000 Per Annum

\*\*\*WELL-PRESENTED OFFICE WITH PARKING\*\*\*

Two-storey office suite of approximately 1,932 sqft benefiting from self-contained access, gas central heating, double glazed windows, intercom entry system and 12 allocated parking spaces. The property boasts open plan office space with great natural light in a fantastic location with good links to the Avon Ring Road. Available to let on the basis of a new lease with terms to be negotiated.



# Unit 3 Vincent Court, Soundwell Road, Bristol, BS16 4QR



## DESCRIPTION

Modern open plan office suite of approximately 1,932sqft with self-contained access from the rear and allocated parking. The property benefits from an outside garden area.

## LOCATION

Situated in a pleasant block of 4 office units with a secure car park. The property is located on the main Soundwell Road linking Staple Hill and Kingswood offering good transport links to the Avon Ring Road and further Motorway network.

## PLANNING

We are informed the property benefits from B1 (business) use. The client may consider a change of use, although is keen to retain an office style environment on the site as a whole.

## LEASE DETAILS

Available to let on the basis of a new Full Repairing and Insuring lease with terms to be negotiated.

## BUSINESS RATES

The draft 2017 rateable value as per the VOA website is £16,500. The current rating is £18,250. Interested parties are advised to contact the local authority to confirm exact amounts payable.

## SERVICE CHARGE/INSURANCE

There is an annual service charge payable of 32.33% of the overall cost which includes the insurance premium, the current years payable for Unit 3 is £2,284.

## PARKING

Allocated, secure on-site parking for 12 cars.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C

## VAT

We are informed the property is elected for VAT.

## NOTES

Units 1 & 2 are also available to let. The client would consider the option of combining or splitting the various units to suit an ingoing business.

## CONTROL OF ASBESTOS REGULATIONS

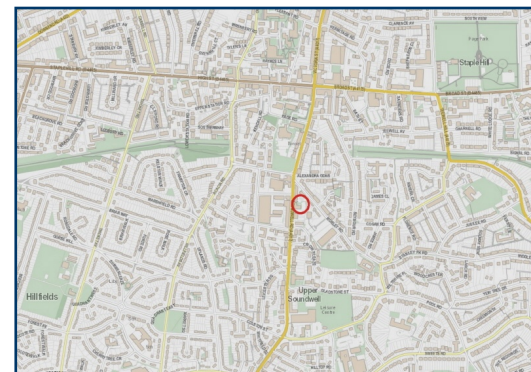
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

## TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £200 plus VAT (£240 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks.

## VIEWING

Strictly by appointment with Maggs & Allen.



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars including all measurements, plans, dimensions and photographs are provided for guidance purposes only and any intending purchaser or lessee should make their own enquiries.

