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Property Consultants

maggs
allen

commercial



First Floor, Gladstone House, Gladstone Drive, Bristol, BS16 4RU

£12,000 Per Annum

HALF RENT FOR YEAR ONE - £6,000PA. Well presented and recently modernised first floor office accommodation (approx 2600sqft) arranged as various open plan offices with additional partitioned office space, gas central heating, double glazing, suspended ceiling, CAT 5 cabling, alarm, kitchen, toilet facilities and off street parking.



First Floor, Gladstone House, Gladstone Drive, Bristol, BS16 4RU

ACCESS

Via electronic gates.

COMMUNAL ENTRANCE

With stairs to...

FIRST FLOOR

MAIN RECEPTION/OPEN PLAN OFFICE

39'2" x 11'5". (11.94m x 3.48m)

OFFICE 1

12'3" x 20'8". (3.73m x 6.30m)

Two UPVC double glazed windows, airing conditioning unit, window to reception.

OFFICE 2

14'2" x 13'4". (4.32m x 4.06m)

UPVC double glazed window, window to reception, air conditioning unit.

OFFICE 3

8'0" x 12'9". (2.44m x 3.89m)

UPVC double glazed window, window to reception.

OFFICE 4

20'9" x 21'9". (6.32m x 6.63m)

Two doors to reception, 2 UPVC double glazed windows, airing conditioning unit.

OFFICE 5

11'7" x 21'9". (3.53m x 6.63m)

UPVC double glazed window, door to...

REAR RECEPTION/OPEN PLAN OFFICE

22'5" x 20'4". (6.83m x 6.20m)

Fire escape.

OFFICE 6

9'0" x 12'0". (2.74m x 3.66m)

UPVC double glazed window, stairs to ground floor.

OUTSIDE

Off street parking for approximately 4 vehicles.

LEASE DETAILS

Offered for let on new full repairing and insuring lease, terms to be negotiated. Each party to be responsible for their own legal fees. FIRST YEAR RENT HALF PRICE!

NOTES

Discounted rent to £6,000pa for first year, then reverting to £12,000pa.

BUSINESS RATES

The rateable value effective 1st April 2010 is £23,750.

TENANT APPLICATION FEE

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

ENERGY PERFORMANCE CERTIFICATE

Energy Rating - F



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.