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Property Consultants

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commercial



First Floor Offices, 8 Hide Market, West Street, Bristol, BS2 0BH

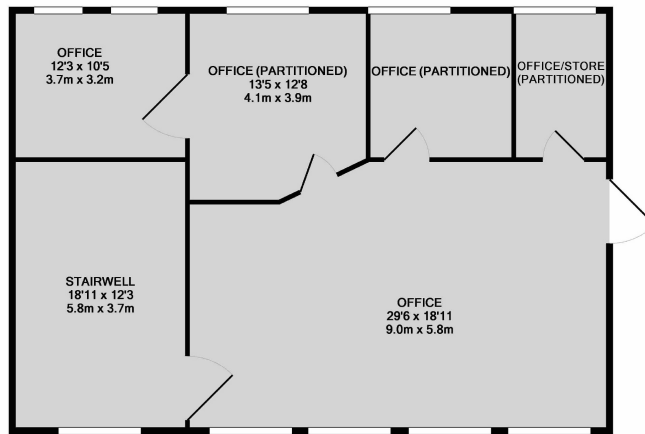
£9,000 Per Annum

OFFICES TO LET IN A CENTRAL LOCATION

Opportunity to lease a modern first floor office suite of approximately 1000sqft in Old Market, St Philips. The property benefits from 3 designated parking spaces in a gated office complex within close proximity to Cabot Circus and the Broadmead shopping precinct. Offered for let on a new Full Repairing and Insuring lease subject to a service charge.



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TOTAL APPROX. FLOOR AREA 1225 SQ.FT. (113.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION

Modern and light first floor offices benefiting from gas central heating, strip lighting and designated parking within a gated office complex. The property comprises an open plan office with 4 separate offices adjoining. In addition there is a toilet to the ground floor which is shared with 1 other occupier.

LOCATION

The office is located to the rear of West Street, Old Market on Waterloo Road in a gated office suite development and within close proximity to the Bristol city centre and Temple Meads train station providing excellent transport links to the M32.

FLOOR PLAN

The floor plan is provided for indicative purposes and should not be relied upon.

LEASE DETAILS

Offered for let on a new Full Repairing and Insuring basis recovered by way of a service charge.

Each party to incur their own legal costs.

SERVICE CHARGE

The current service charge is £3,507.89 per annum.

BUSINESS RATES

The rateable value as per the VOA website is £10,900. We therefore expect those eligible for small business relief to benefit from 100% exemption but recommend that interested parties confirm this with the local authority.

VAT

We understand that VAT is applicable to the rent.

ENERGY PERFORMANCE CERTIFICATE

Rating: C.

VIEWING

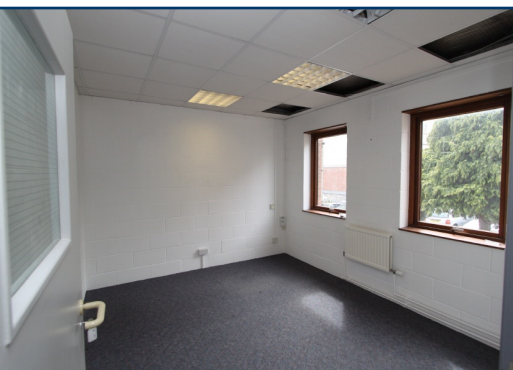
Strictly by appointment with Maggs & Allen.

TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

CONTROL OF ASBESTOS

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.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

