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Property Consultants

maggs  
allen

commercial



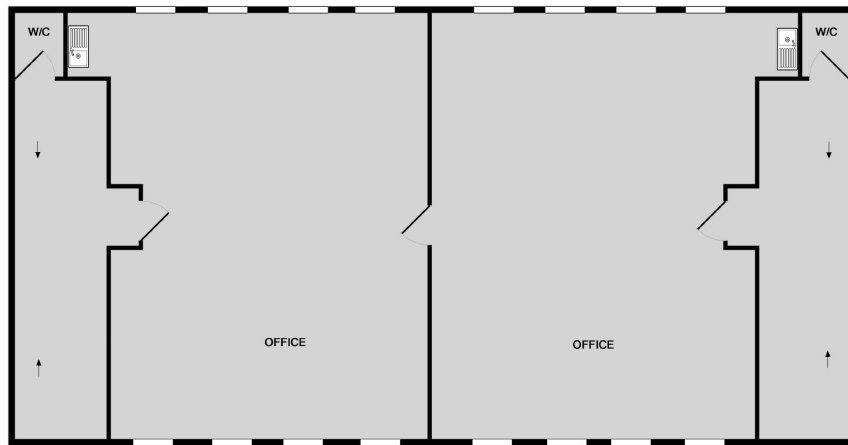
## First Floor, 4 & 5 Apex Court, Almondsbury, Bristol, BS32 4JT

### £13,787 Per Annum

Modern first floor open plan offices of approximately 1,640sqft benefitting from suspended ceilings with strip lighting, two kitchenettes and communal toilet facilities. In addition there are 5 allocated off-street parking spaces, Situated in a convenient location in Almondsbury within close proximity of the M4 and M5. Approx. £8.40/ft exclusive.



# First Floor, 4 & 5 Apex Court, Almondsbury, Bristol, BS32 4JT



TOTAL APPROX. FLOOR AREA 2084 SQ.FT. (193.6 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.  
Made with Metropix 62018

## DESCRIPTION

Modern office suite of approximately 1,640sqft. Situated in an established office park with the added benefit of allocated off-street parking for approximately 5 vehicles. £8.40/ft exclusive.

## LOCATION

Situated just off Woodlands Way, Almondsbury providing good commuting links to the motorway networks.

## VAT

We are informed that VAT is applicable to the rent.

## ENERGY PERFORMANCE CERTIFICATE

Rating: D.

## LEASE DETAILS

Offered for let on an assignment of a 3 year lease from February 2017 on a full repairing and insuring basis, recovered by way of a service charge. Each party to incur their own legal costs, landlords legal costs to be split equally between the outgoing and ingoing solicitors.

## VIEWING

Strictly by appointment with the landlords agents.

## BUSINESS RATES

The rateable value with effect from April 2017 is:

FF Unit 4 - £10,500

FF Unit 5 - £10,250

## FLOOR PLAN

The floor plan is provided for indicative purposes only and is not to be relied on.

## CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2006, 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 towards the costs incurred in undertaking appropriate credit and reference checks.



## 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.

