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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



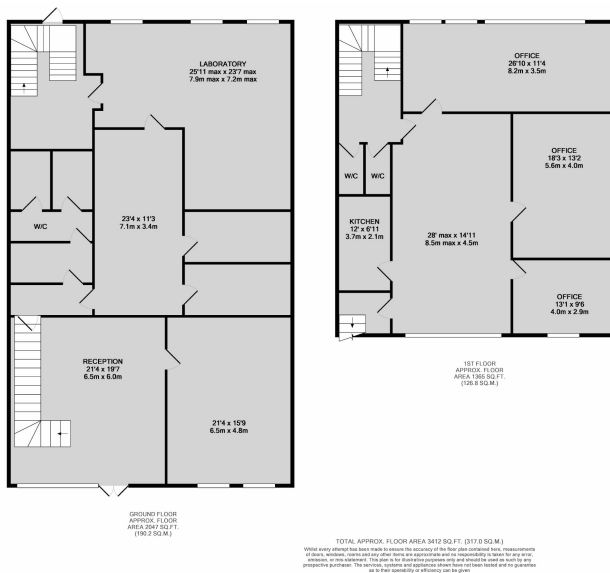
Unit 6, Septimus, Hawkfield Business Park, Bristol, BS14 0BL

Asking price £235,000

A very well presented workshop/office of approximately 3,500sqft (Gross Internal Area) benefiting from off street parking for approximately 7 vehicles. The property is arranged over two storeys offering potential to extend the first floor and create further office accommodation. Situated just off the ring road providing easy access to the A37 and A38. Offered for sale on the residue of a 125 year lease with vacant possession.



Unit 6, Septimus, Hawkfield Business Park, Bristol, BS14 0BL



DESCRIPTION

A modern commercial unit currently partitioned to create a ground floor laboratory with reception and offices with an additional first floor providing further office space. The property benefits from air conditioning throughout, 7 allocated parking spaces to the front and the potential to extend the first floor. We would suggest that the unit has the potential to be let at a rent in the region of £25,000pa.

LOCATION

Situated just off the Hartcliffe Way/Hengrove Way roundabout, providing easy access in and out of the City Centre and to the A38/A37.

TENURE

Offered for sale with vacant possession on the residue of a 125 year lease with approximately 96 years remaining, subject to estate service charge.

BUSINESS RATES

The rateable value with effect from April 2017 is £18,000.

OUTSIDE

Allocated parking for approximately 7 cars to the front.

FLOOR PLAN

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

VAT

We understand that VAT is applicable to the purchase price.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating:

VIEWINGS

Viewings are strictly by appointment with Maggs & Allen.

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.

