

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



19a Osprey Court, Hawkfield Business Park, Bristol, BS14 0BB

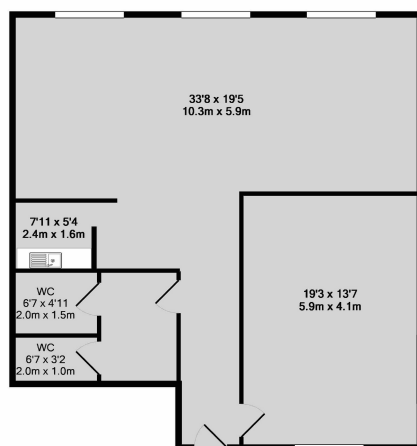
Asking price £119,950

OFFICE SUITE FOR SALE

A modern and well presented ground floor office of approximately 840 sqft benefitting from 4 allocated parking spaces, double glazing, air-conditioning, and intruder/fire alarms. The office provides easy access to the Bristol Ring Road, A37 and A38. Offered for sale on the residue of a 999 year lease, the property would be ideal for owner occupation or investment purposes.



19a Osprey Court, Hawkfield Business Park, Bristol, BS14 0BB



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 ©2018

DESCRIPTION

A modern and well-presented ground floor office offering approximately 840 sqft of open plan office space, with an attached kitchenette, and additional office/meeting room. Benefits include air-conditioning, double glazing and shared toilet facilities.

LOCATION

Situated within the Hawkfield Business Park in Whitchurch, the property is easily accessible from the A37 and A38, and provides good access to the Bristol Ring Road.

PARKING

The property includes 4 allocated parking spaces.

TENURE

Offered for sale on the residue of a 999 year lease from 2007, subject to a ground rent of £100 per annum.

SERVICE CHARGE

Subject to an estate service charge of £455.44, payable quarterly, and Buildings insurance of £313.28 per annum.

FLOOR PLAN

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

BUSINESS RATES

The rateable value effective from April 2017, as per the VOA website, is £9,600.

We would expect those eligible for small business relief to benefit for 100% exemption at this time. However we advise all interested parties confirm this with the local authority.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

VAT

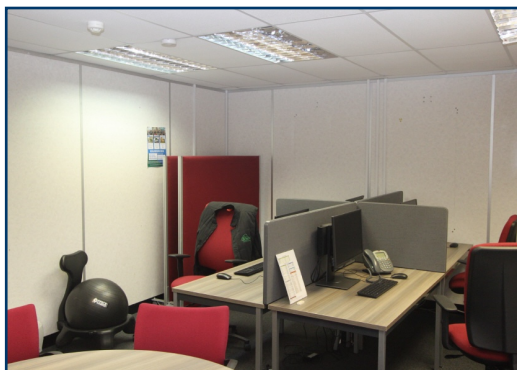
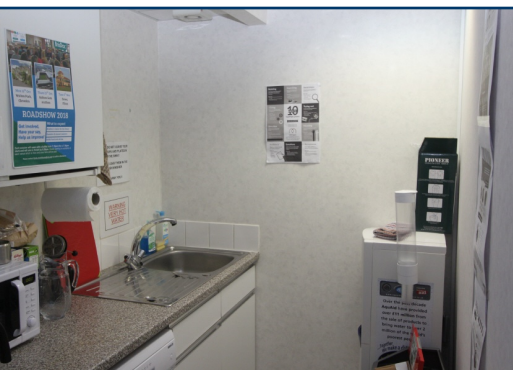
We understand the property has been elected to incur VAT.

VIEWINGS

Strictly by appointment with Maggs & Allen.

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.



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.

