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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



First Floor, Unit 5 Septimus, Hawkfield Business Park, Bristol, BS14 0BN £15,000 Per Annum

Self-contained first floor offices of approximately 1,850sqft arranged as a large open plan office with 5 separately glass partitioned (with internal blinds) offices, shower room, w/c and shared kitchen. The property benefits from a private entrance, ample off street parking, gas central heating and air conditioning. Offered to let on a new full repairing and insuring basis.



First Floor, Unit 5 Septimus, Hawkfield Business Park, Bristol, BS14 0BN

DESCRIPTION

A modern first floor office of approximately 1,850sqft benefiting from a private entrance on the ground floor, ample off street parking, intercom, gas central heating, air conditioning, suspended ceiling with strip lighting, 5 glass partitioned offices in addition to a large open plan office, w/c, shower and shared kitchen.

LOCATION

Situated just off the Hartcliffe Roundabout providing easy access to Whitchurch, the A370 and A38.

BUSINESS RATES

The property is currently rated to include the ground floor. Presently the first floor ratable value has been calculated at approximately £10,056 and therefore we would expect those eligible for small business relief could benefit from a 100% exemption. However, this will need to be recalculated and confirmed with the local authority.

FLOOR PLAN

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

LEASE INFORMATION

Available to let on the basis of a new Full Repairing and Insuring Lease (subject to service charge) with terms to be negotiated. Each party to incur their own legal costs.

TENANT APPLICATION FEE

The ingoing 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.

EPC

Rating: C (October 2012)

VIEWINGS

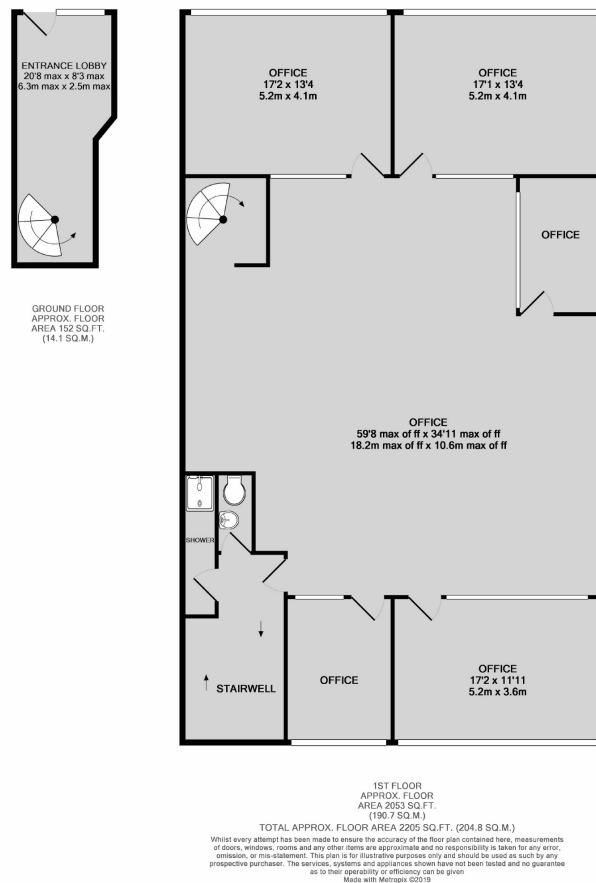
Strictly by Appointment only

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.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.



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.

