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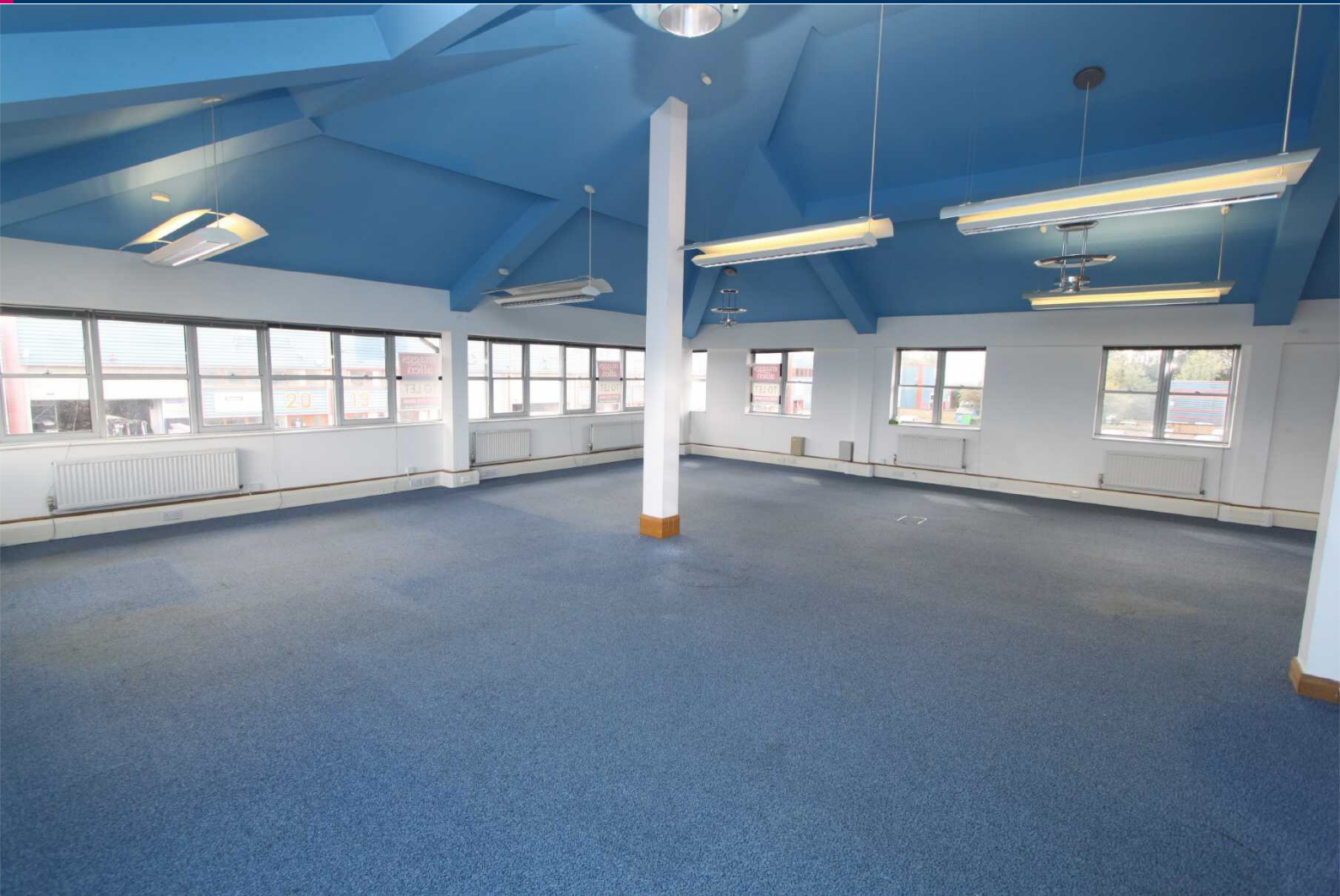
0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



First Floor Office, 2 Concorde Drive, Clevedon, Bristol, BS21 6UH £12,500 Per Annum

WELL PRESENTED MODERN OFFICE WITH PARKING

Opportunity to lease this modern first floor office of approximately 1,250sqft located within a business park on Concorde Drive, Clevedon. The unit benefits from gas central heating, designated parking to the front and rear, shared ground floor reception area, first floor toilet and kitchen facilities. Easy access to Bristol is provided via the M5 and A369. Offered to let on the basis of a new Full Repairing and Insuring lease recovered by way of a service charge.



First Floor Office, 2 Concorde Drive, Clevedon, Bristol, BS21 6UH

DESCRIPTION

A first floor office comprising a large open plan area of approximately 1,250sqft providing flexible accommodation. There are shared toilet and kitchen facilities used by one other occupier located on the ground floor. Benefits include designated parking to the front and rear courtyard with plenty of on street parking nearby.

LOCATION

The property is situated in a convenient location on Concorde Drive, Clevedon. Nearby notable occupiers include Asda, Tesco, Screwfix, Halfords and Topps Tiles.

The nearest railway station is Yatton, located 10 minutes drive away.

LEASE DETAILS

Available to let on the basis of a new Full Repairing and Insuring Lease.

Each party to incur their respective own legal fees.

SERVICE CHARGE

Approximately £1,100 per quarter.

FLOOR PLAN

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

BUSINESS RATES

The rateable value effective from April 2017 as per the VOA website is £11,750.

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: D

VAT

We are informed that VAT is applicable to this property.

VIEWING

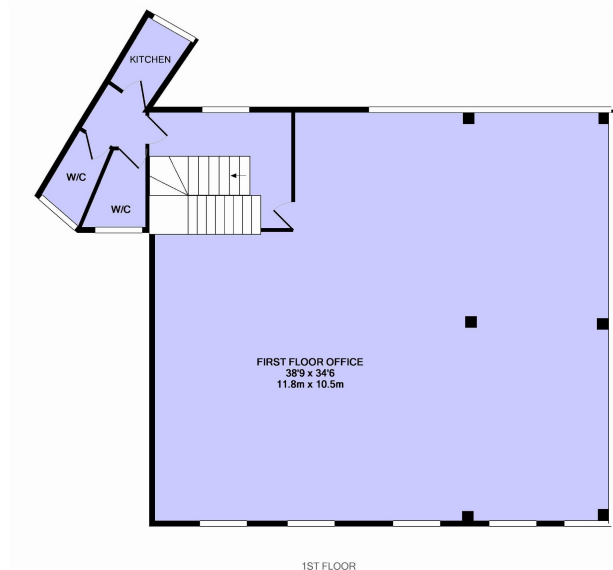
By appointment with Maggs & Allen.

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.

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 the 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.

