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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



Corona Buildings, Wood Road, Kingswood, Bristol, BS15 8DT

£9,600 Per Annum

First floor office suite of approximately 940sqft benefitting from 4 allocating parking spaces situated within easy reach of the Kingswood High Street. Benefits include gas central heating, UPVC double glazing and partitioned meeting room.

The offices are offered to let on a new internal repairing and insuring basis.



Corona Buildings, Wood Road, Kingswood, Bristol, BS15 8DT

DESCRIPTION

An open plan first floor office suite of approx. 940sqft benefitting from allocated parking for 4 vehicles. The offices benefit from a partitioned meeting room, UPVC double glazing, gas central heating, a communal kitchen and male and female toilets.

LOCATION

Situated on Wood Road Kingswood which is located between Moravian Road and Blackhorse Road.

LEASE INFORMATION

The offices are available to let on a new Internal Repairing and Insuring Lease. A deposit and/or guarantor may be required. We understand some facilities are shared with a neighbouring occupier and hence a contribution towards the those costs will be required. Each party to incur their own respective legal fees.

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: E (May 2010)

BUSINESS RATES

The rateable value with effect from April 2017 is £7,700. We therefore expect those eligible for small business relief could benefit from a total exemption at this time. However, we recommend all interested parties confirm directly with the local authority.

FLOOR PLAN

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

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

Strictly by Appointment with Maggs and 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.

