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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

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commercial



## Orion House, Axis 4-5 Alpha, Woodlands, Bristol, BS32 4JT

**£7,750 Per Annum**

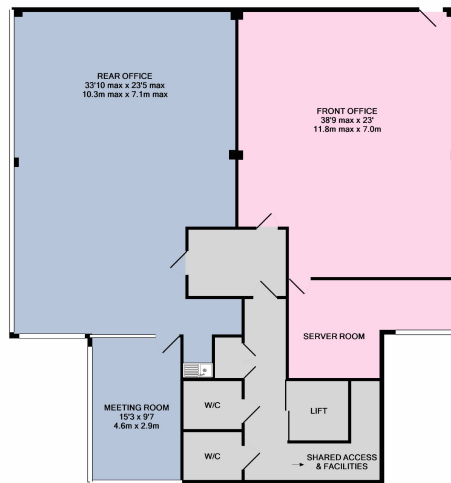
Well presented top floor front office suite of approximately 775 sq ft benefiting from air conditioning, suspended ceilings with strip lighting, intercom entry phone system, partitioned office, lift access and 4 allocated parking spaces.

The property benefits is situated at the head of Woodlands, Bradley Stoke. Offered to let on a new effectively Full Repairing and Insuring basis (recovered by way of additional service charge) at approx £10.00 per square foot plus service charge.





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TOTAL APPROX. FLOOR AREA 2032 SQ. FT. (188.8 SQ. M.)  
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, walls, rooms and other items are approximate and for reference only. No responsibility is assumed for any errors or omissions. The plan is for illustrative purposes only and should not be relied on for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metapic G2019

## DESCRIPTION

Second floor front office benefiting from a partitioned meeting room, lift access, fire escape, aluminium double glazing, air conditioning, 4 allocated parking spaces (with further parking available by separate negotiation) and shared toilets. Further office space available.

## LOCATION

Situated at the head of Woodlands, Bradley Stoke, providing easy access to the motorway networks and Bristol City Centre.

## BUSINESS RATES

We understand the rates are yet to be assessed.

## ENERGY PERFORMANCE CERTIFICATE

Rating: D

## FLOOR PLAN

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

## LEASE DETAILS

Offered To Let on a new effectively Full Repairing and Insuring basis recovered by way of an internal and estate service charge. Each party to incur their own respective legal fees.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## TENANT APPLICATION FEE

The incoming 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.

## VIEWINGS

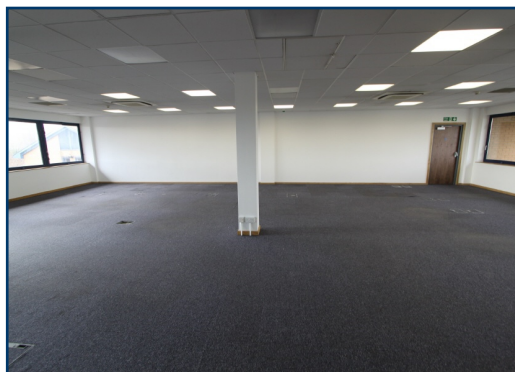
Viewings are strictly by appointment with Maggs & Allen.

## NOTES

Please note, we have used library photographs for the accommodation. The property has since been divided to create two separate office suites. The rear office is also available to let at £9,100pa providing approx. 912 sq ft.

## 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.

