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Property Consultants

maggs
allen

commercial



Top Floor Office, Unit 17 Apex Court, Bradley Stoke, Bristol, BS32 4JT £7,800 Per Annum

**** £650 PCM EXC & UP TO 6 MONTHS RENT FREE AVAILABLE ****

A modern and well presented second floor office suite of approximately 963 sq ft with further offices available by separate negotiation. The offices benefit from a suspended ceiling with office lighting, modern kitchenette and communal male and female toilet facilities. In addition there are 3 allocated off-street parking spaces. The offices are situated in an established office park providing excellent transport links to the M4/M5 Motorways and the nearby A38.



Top Floor Office, Unit 17 Apex Court, Bradley Stoke, Bristol, BS32 4JT

DESCRIPTION

Second floor offices of approximately 963 sq ft. The office presents in good condition and benefits from modern kitchenette, suspended ceiling and office lighting. The second floor benefits from 3 allocated parking spaces and communal toilet facilities.

The first floor is also available to let by separate negotiation.

LOCATION

Situated in Apex Court located just off Woodlands Way, Almondsbury within easy access of the A38 and M4/M5 Motorway networks.

LEASE INFORMATION

Offered to let on a new internal repairing and insuring lease, subject to internal and estate service charge.

A rent free period up to 6 months is available, subject to a minimum term of 3 years, suitable deposit and references.

Each party to incur their own respective legal fees.

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.

EPC

Rating: D (July 2012)

BUSINESS RATES

The rateable value with effect from April 2017 is £8,396 inclusive of 3 car parking spaces. 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

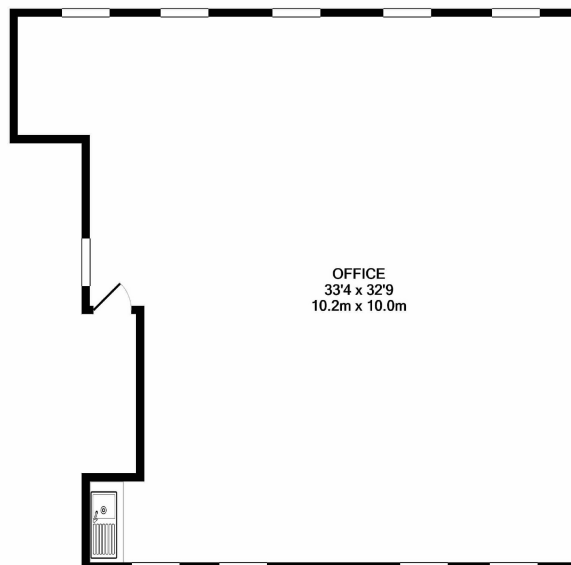
All figures quoted are exclusive of VAT unless otherwise stated. We understand the offices are elected for VAT and therefore VAT will be applicable to the rent quoted.

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.

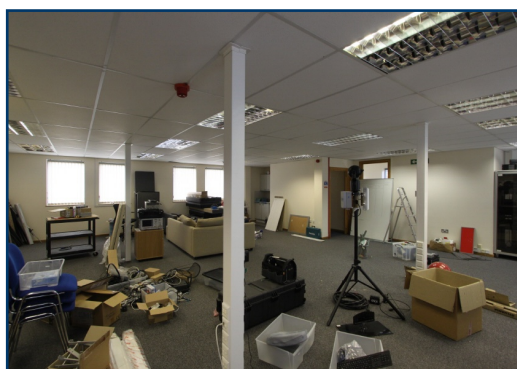
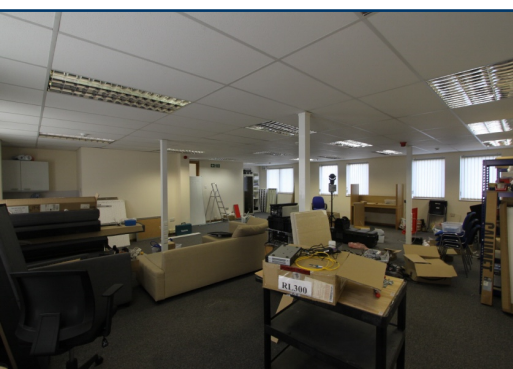


OFFICE
33'4 x 32'9
10.2m x 10.0m

TOTAL APPROX. FLOOR AREA 954 SQ.FT. (88.6 SQ.M.)

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.

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Auction, Commercial & Chartered Surveyors

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Estate Agents & lettings

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Maggs & Allen use all reasonable endeavours 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.

