

www.maggsandallen.co.uk

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22 Richmond Hill, Clifton, Bristol BS8 1BA



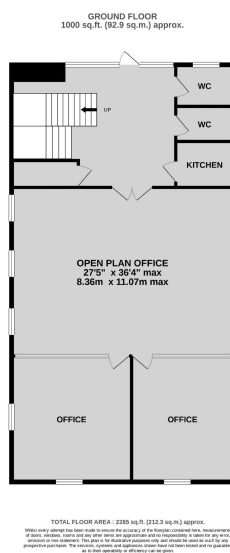
Ground Floor, Unit 16 Middle Bridge Business Park, Portis Fields, Bristol, £10,000 Per Annum

A recently refurbished modern ground floor office of approximately 1,000 sq ft (92.9 sq m) with additional shared reception area, toilets and kitchen. The unit benefits from 4 allocated parking spaces, air conditioning, modern office lighting and is predominantly open plan with 2 partitioned offices. The offices are located in a Portishead providing easy access to the M5, Bristol and the South-West.

Available by way of a lease assignment, that being a 5 year term from November 2017.



Ground Floor, Unit 16 Middle Bridge Business Park, Portis Fields, Bristol,



DESCRIPTION

Modern ground floor offices with level approach of approximately 1,000 sq ft with additional communal reception, toilets and kitchen. The offices benefit from heating and cooling air conditioning and 4 allocated parking spaces.

LOCATION

Situated in a modern office complex just off Portbury Common, providing easy access to the M5.

LEASE DETAILS

Offered to let on an assignment of a 5 year internal repairing and insuring term from November 2017, subject to service charge and VAT. Service charge information available on request.

LEGAL FEES

Ingoing and outgoing tenant to incur their own respective legal fees. The landlords legal fees are to be split equally between the ingoing and outgoing tenant.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied on. The offices provide approximately 1,000 sq ft / 92.9 sq m.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

BUSINESS RATES

The rateable value with effect from April 2017 is £13,500.

VAT

All figures quoted are exclusive of vat unless otherwise stated.
VAT is applicable to the rent.

VIEWING

Strictly by appointment with Maggs and Allen only

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 as part of the Money Laundering Regulations, we will require all prospective tenants to provide the necessary identification documents.

CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

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 interested parties to make their own enquiries.

NOTES

Please note the headline rent is £15,196pa but our client will provide a reverse premium to effectively reduce the rent for the remaining term to £10 per sq ft ex.



Auction, Commercial & Chartered Surveyors

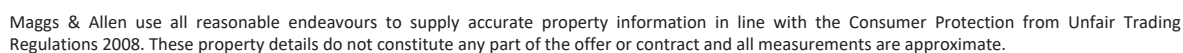
22 Richmond Hill, Clifton

Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze

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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.