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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA



Suite 4, Caswell Park, Caswell Lane, Bristol, BS20 7RT

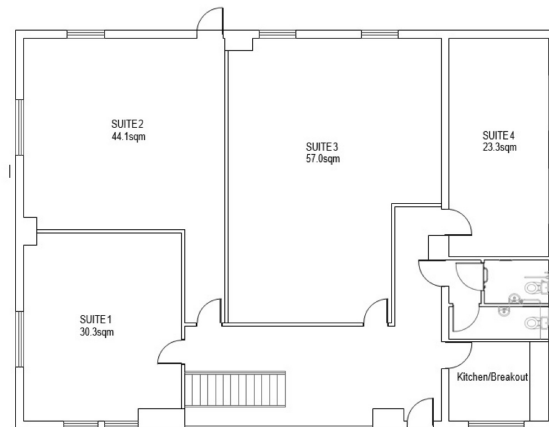
£4,200 Per Annum

£350 PCM EXC - Modern office suite of approximately 250 sq ft (23.3 sq m) benefiting from ample parking, shared kitchen and WC facilities, suspended ceiling with LED lighting, perimeter trunking and electric panel heating.

The office is situated in a pleasant rural location benefitting from stunning views, and within easy reach of Portishead. The suite is available to let on an internal repairing basis, inclusive of service charge (excluding electric use).



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GROUND FLOOR PLAN

DESCRIPTION

A contemporary detached office complex benefiting from ample off street parking, situated in an attractive rural position benefiting from stunning views and within close proximity of Clapton-in-Gordano and Portishead, providing easy access to the M5.

Suite 4 is available and provides approximately 250 sq ft (23.3 sq m) with additional shared kitchen/breakout room and two WC's. The office benefits from a suspended office ceiling with LED lighting, perimeter trunking and electric panel heaters.

LEASE DETAILS

Offered to let on an internal repairing basis inclusive of service charge, excluding electric. The rent includes general maintenance to the building, cleaning of the communal areas and landlord's electric and water.

We understand high-speed broadband is available via dedicated leased lines, by separate negotiation.

The offices are available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

FLOOR PLAN

To follow shortly.

ENERGY PERFORMANCE CERTIFICATE

Rating: D (Dec 2021)

BUSINESS RATES

Eligible for Small Business Rate Relief Scheme, subject to status

VIEWING

Strictly by appointment with Maggs and Allen only

VAT

All figures quoted are exclusive of vat unless otherwise stated.

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

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.

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.

NOTES

Please note the following suites are available by separate negotiation:

Suite 5 - £350 PCM (approximately 242 sq ft).

Suits 6 & 7 - £1,750 PCM (approximately 1,325 sq ft).



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 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.

