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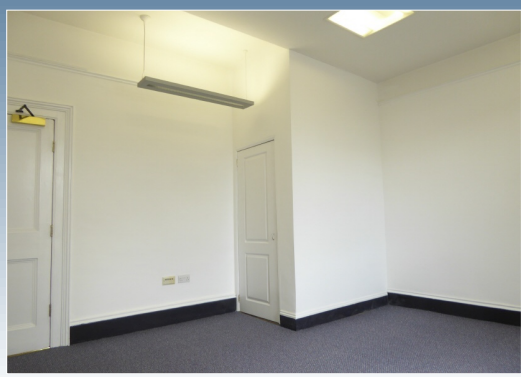
22 Richmond Hill, Clifton, Bristol BS8 1BA

MAGGS & ALLEN

First Floor Rear Office, Reflections House, 26 Oakfield Road, Bristol, £4,800 Per Annum

** £400 PCM EXC **

Office suite of approximately 220sqft situated on the first floor of this attractive Grade II listed imposing period property situated on Oakfield Road, Clifton. Benefits include gas central heating, communal toilets and kitchen. Parking is also available by separate negotiation. The office is offered to let on a new internal repairing and insuring basis, subject to service charge and VAT.



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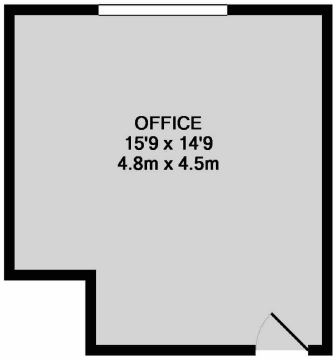

TOTAL APPROX. FLOOR AREA 219 SQ.FT. (20.4 SQ.M.)

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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DESCRIPTION
A rare opportunity to rent a small office suite situated in a prime position close to Whiteladies Road/Pembroke Road. The office benefits from gas central heating, period features, shared toilets and kitchen facilities. Parking is also available by seperate negotiation.

LOCATION
Reflections House is situated on Oakfield Road which is located between Pembroke Road and Whiteladies Road, Clifton.

LEASE INFORMATION
The office is available to let on a new internal repairing and insuring lease, subject to service charge.
Please contact the office for full break down of the service charge.
Each party to incur their own respective legal fees.

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

EPC
Rating: E.

BUSINESS RATES
The rateable value with effect from April 2017 is £3,350. We therefore expect those eligible for small business relief to benefit from a 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

VIEWINGS
By appointment with Maggs and Allen

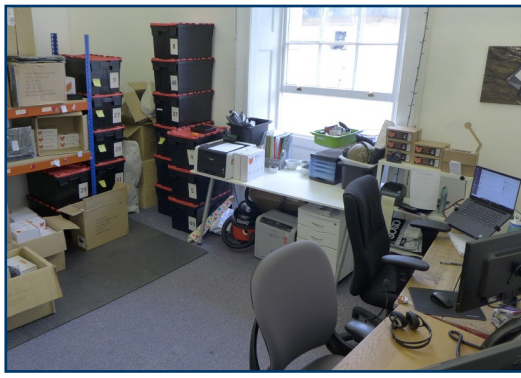
NOTES
Library photographs have been used. Parking available by separate negotiation.

VAT
We understand VAT is applicable to the rent and service charge.

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.

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.



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.