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22 Richmond Hill, Clifton, Bristol BS8 1BA



Top Floor Offices, 14 King Square, Bristol, BS2 8JH

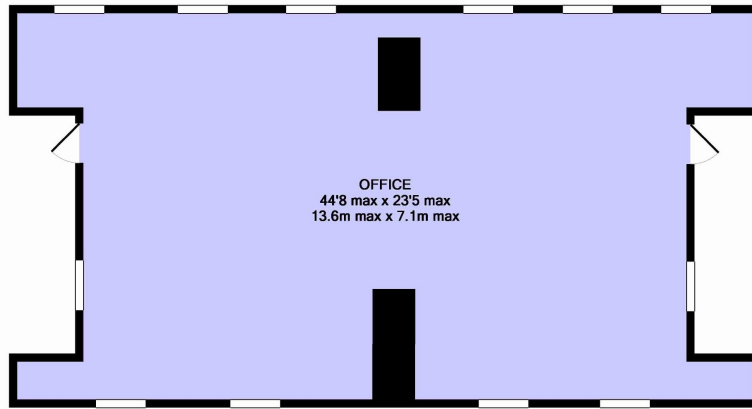
£13,200 Per Annum

£1,100 pcm EXC Open-plan top floor offices of approximately 960 sq ft situated in this attractive period building. The offices benefit from shared toilets and kitchen and are available on an internal repairing basis without service charge.

Situated on King Square within easy reach of the City Centre and the M32. Further offices also available.



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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

Top floor open-plan offices of approximately 960 sq ft (89 sq m) situated in this charming period property. The offices benefit from shared toilets and kitchen facilities and no additional service charge is applied (except for electric use).

LOCATION

Situated on King Square, the office benefit from an attractive outlook and are within easy reach of Stokes Croft, the M32 and City Centre.

LEASE DETAILS

The offices are available to let on an internal repairing basis. No service charge is applied although electric use will be charged on a fair proportion basis. Each party to incur their own respective legal fees.

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE

Rating: E

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.

VIEWING

Strictly by appointment with Maggs and Allen only

VAT

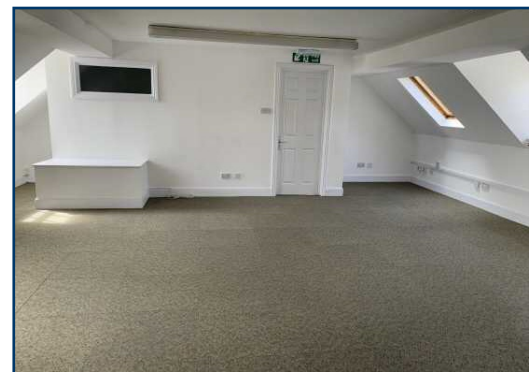
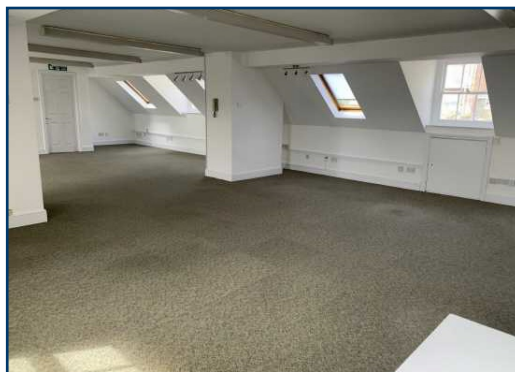
All figures quoted are exclusive of VAT unless otherwise stated.

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.



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.

