



2nd Floor, 4 York Court, Upper York Street, Bristol, BS2 8QF
£18,000

Bright, modern offices of approximately 1201 sqft, benefitting from gas central heating, suspended ceilings and intercom entry.

Located in Upper York Street, in close proximity to Cabot Circus.
Offered to let on the basis of a new Effectively Full Repairing and Insuring lease.



2nd Floor, 4 York Court, Upper York Street, Bristol, BS2 8QF

DESCRIPTION

Bright, modern second floor offices of approximately 1201 sqft (NIA), benefitting from gas central heating, suspended ceilings and intercom entry.

The accommodation is predominantly open plan, with separate partitioned meeting room and filing room. Additional kitchen and toilet facilities are provided for exclusive use. The office benefits further from 1 allocated parking space.

LOCATION

Situated in Stokes Croft within close proximity to the '5102' building on St James' Barton roundabout as well as Portland Square and Cabot Circus.

LEASE DETAILS

Available to let on a new Effectively Full Repairing & Insuring lease, with terms to be negotiated.

Each party to incur their own legal costs.

BUSINESS RATES

Rateable value: TBC

ENERGY PERFORMANCE CERTIFICATE

Rating: D (expires February 2024).

VIEWING

By appointment with Maggs & Allen.

FLOOR PLAN

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

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

TENANT APPLICATION FEE

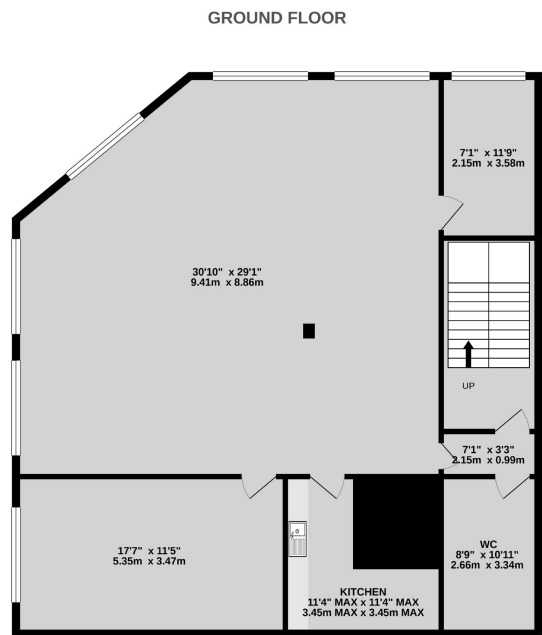
The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

CODE FOR LEASING BUSINESS PREMISES

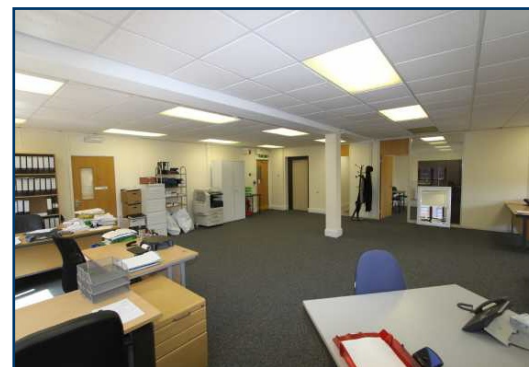
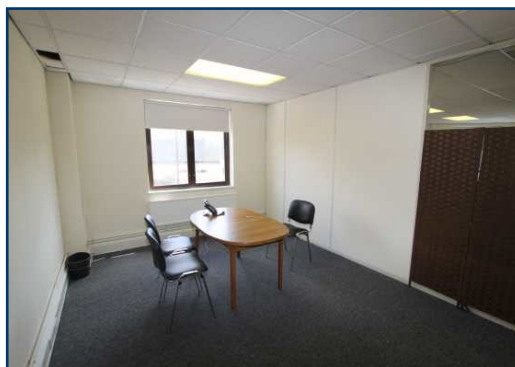
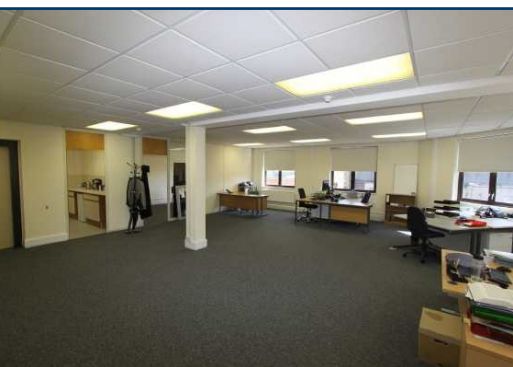
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other space are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made regarding their operation or efficiency. Can be given. Ready with drawings 02/22



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
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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.

