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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA



Orion House, Axis 4-5 Alpha, Woodlands, Bristol, BS32 4JT

£9,100 Per Annum

Well presented first floor rear office of approximately 912sqft benefiting from air conditioning, suspended ceilings with strip lighting, intercom entry phone system, partitioned meeting room and server room, lift access and 4 allocated parking spaces.

The property benefits is situated at the head of Woodlands, Bradley Stoke. Offered to let on a new Internal Repairing and Insuring term, subject to service charge.



Orion House, Axis 4-5 Alpha, Woodlands, Bristol, BS32 4JT

DESCRIPTION

First floor rear office benefiting from a partitioned meeting room, lift access, aluminium double glazing, air conditioning, 4 allocated parking spaces (with further parking available by separate negotiation), kitchen and shared toilets. Further office space available.

LOCATION

Situated at the head of Woodlands, Bradley Stoke, providing easy access to the motorway networks and Bristol City Centre.

BUSINESS RATES

We understand the rates are yet to be assessed.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

FLOOR PLAN

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

LEASE DETAILS

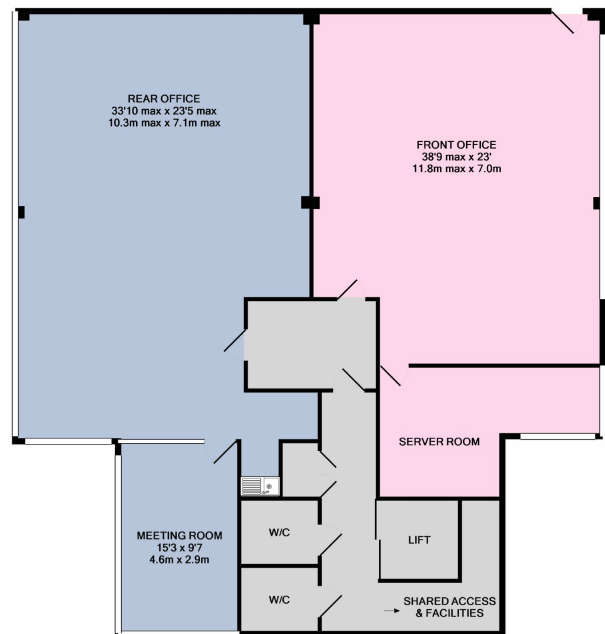
Offered To Let on a new Internal Repairing and Insuring term, subject to service charge (details on request)

Each party to incur their own respective legal fees.

We understand that VAT is applicable on the rent quoted.

VAT

We understand VAT is applicable to the figures stated.



TOTAL APPROX. FLOOR AREA 2032 SQ.FT. (188.8 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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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.

NOTES

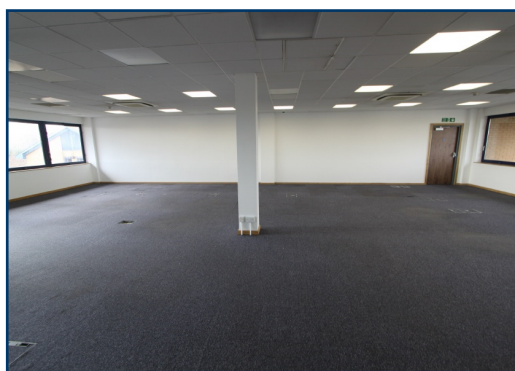
Please note, we have used library photographs for the accommodation. The property has since been divided to create two separate office suites. The front office is also available to let at £7,750pa providing approx. 775 sq ft.

VIEWINGS

Viewings are strictly by appointment with Maggs & Allen.

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.

