

www.maggsandallen.co.uk

0117 973 4940

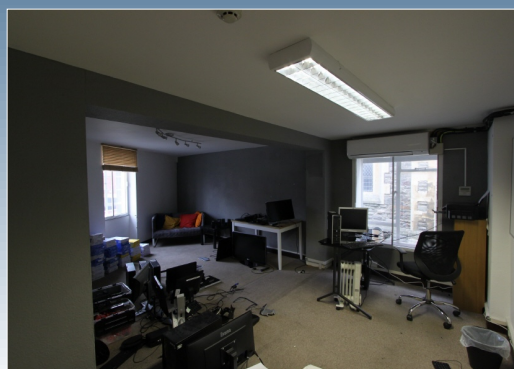
22 Richmond Hill, Clifton, Bristol BS8 1BA



First Floor Offices, 34 Upper York Street, Stokes Croft, Bristol, BS2 8QN £25,000 Per Annum

UNIQUE OFFICE/STUDIO IN CENTRAL LOCATION

First floor office/studio of approximately 2,000sqft benefiting from a 2 large open plan board rooms with various other offices/treatment rooms, reception area, toilet and kitchen facilities. Offered to let on the basis of a new Full Repairing and Insuring lease.



First Floor Offices, 34 Upper York Street, Stokes Croft, Bristol, BS2 8QN

DESCRIPTION

Spacious first floor office/studio unit of approximately 2,000sqft benefiting from great natural light, air conditioning and offering flexible working space for a variety of uses.

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 the basis of a new Full Repairing and Insuring lease with terms to be negotiated.

BUSINESS RATES

The draft 2017 rateable value as per the VOA website is £7,600. The current rateable value is £6,500. Interested parties are advised to contact the local authority to confirm exact amounts payable as we understand small business rate relief may apply.

SERVICE CHARGE/INSURANCE

The property will be subject to an annual service charge, currently £2,500pa as well as a contribution toward the buildings insurance which is approximately £936.24pa. Both are subject to change and annual review.

PARKING

There is no specific on-site parking. However, there is metered parking nearby as well as the property being within close proximity to good transport links.

ENERGY PERFORMANCE CERTIFICATE

Rating: E (expires March 2031).

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWING

By appointment with Maggs & Allen.

TENANT APPLICATION

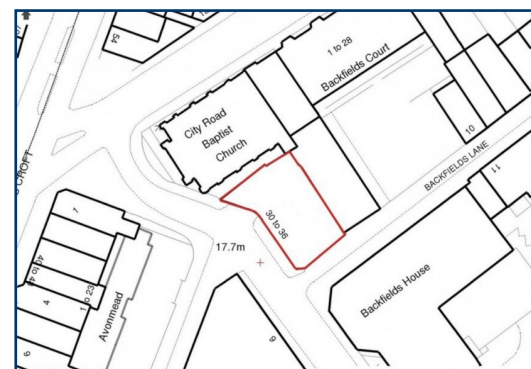
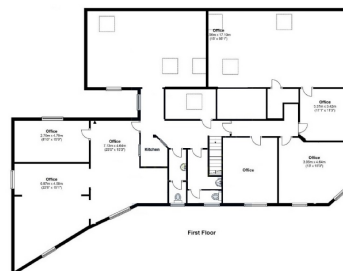
The ingoing tenant will be charged an application fee of £200 plus VAT (£240 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks.

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.

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.



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.