



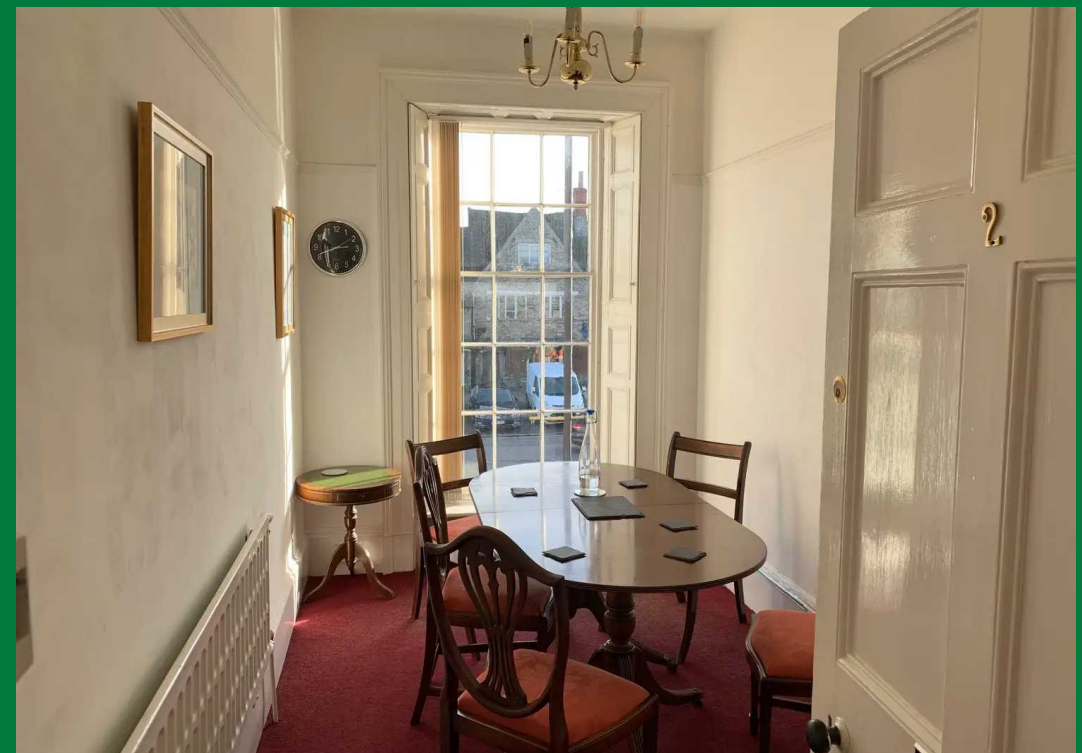
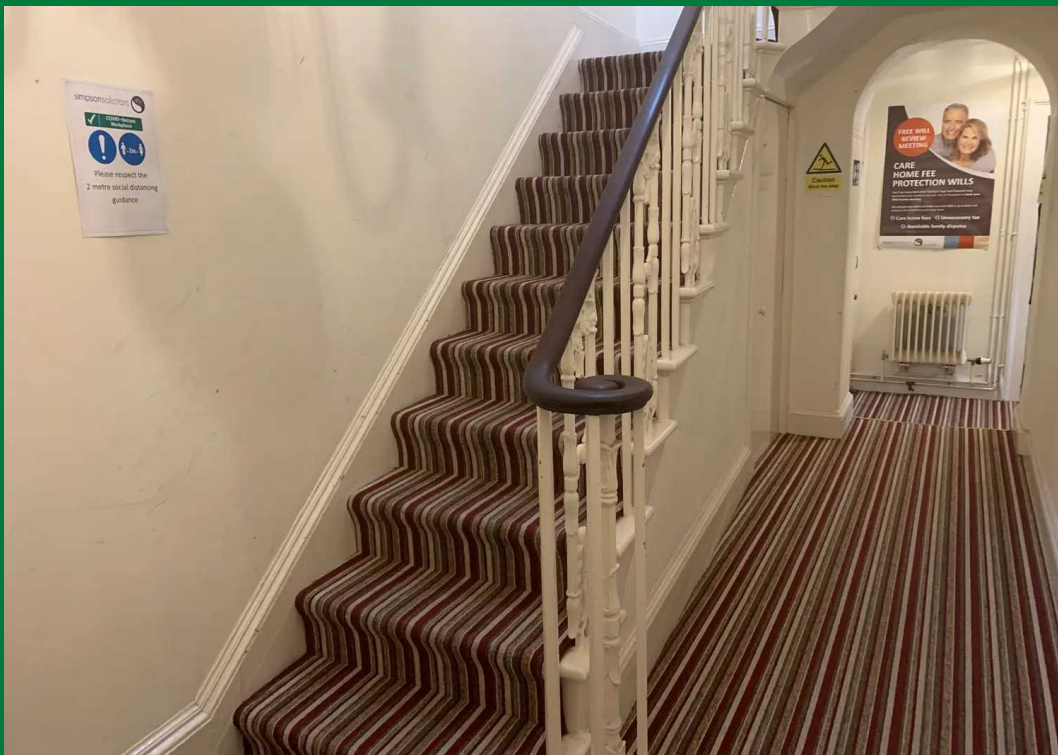
COUNTRY
PROPERTY



Office 1 at Old Bank House, 79 Broad Street

Chipping Sodbury, BS37 6AD

£1,200 pcm



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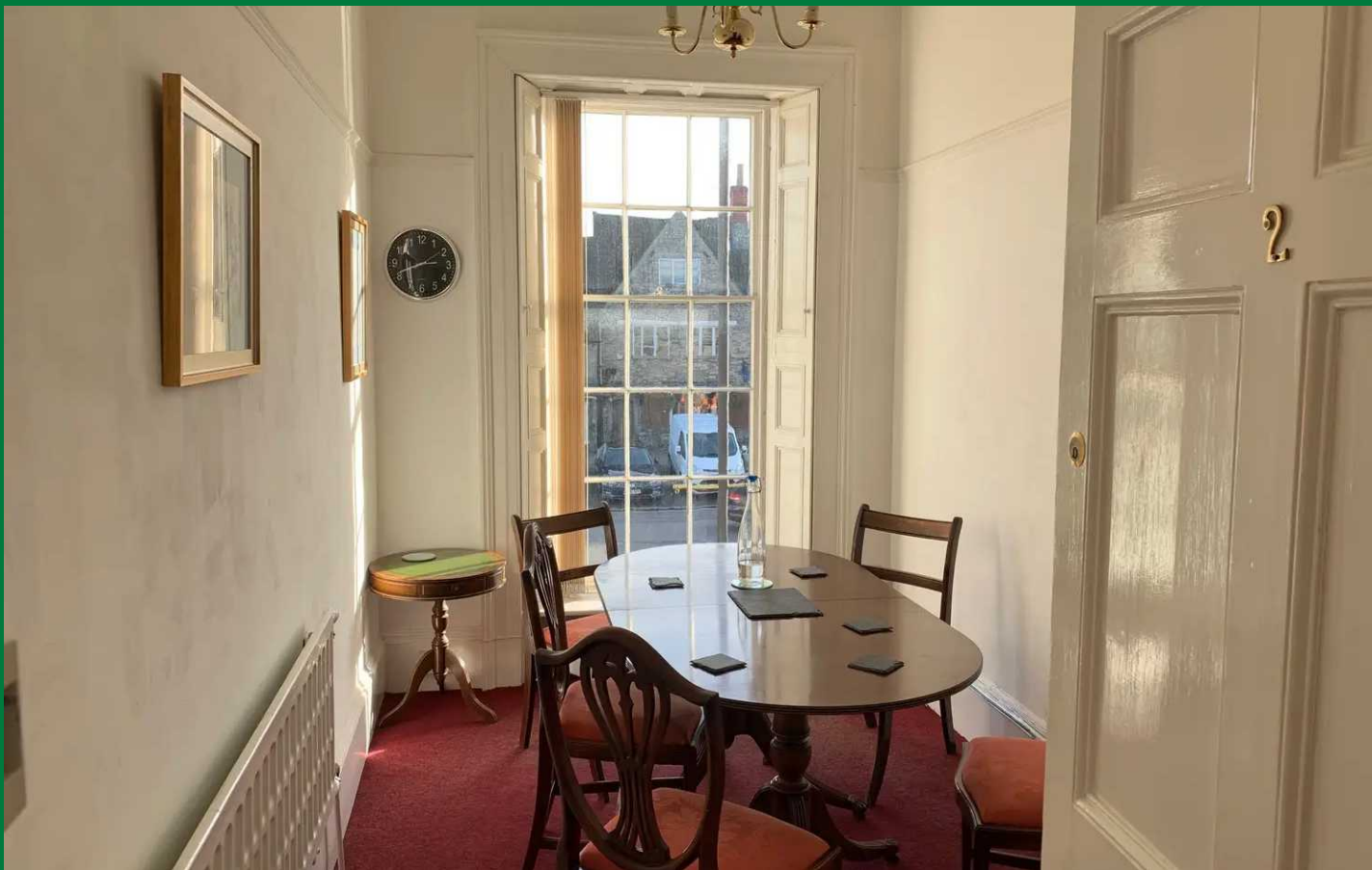
Introducing an exceptional opportunity to lease this remarkable office space located within a distinguished Grade 2 Listed building. Situated on the vibrant first floor, this office suite provides an unrivalled business environment, exuding timeless elegance and superior functionality.

Upon arrival, a welcoming serviced reception area greets guests and provides a professional first impression, further enhancing the appeal of the property. The meticulously designed layout encompasses two generously sized individual offices, offering a myriad of possibilities for efficient space utilisation and workforce collaboration.

Elevating the allure of this prestigious property, the inclusion of heating, water, and electric services ensures seamless day-to-day operations and minimal strain on resources. Professionals seeking an elegant and well-appointed working environment need look no further. This exceptional offering within a historically significant building effortlessly merges modern conveniences with historic charm, creating an idyllic setting for success.

Boasting a convenient location within a thriving district, this office suite presents a remarkable opportunity for businesses of various scales and industries to establish a commanding presence. Don't miss the chance to be part of this distinguished heritage and elevate your professional aspirations to unprecedented heights. Secure this impeccable office suite today and embark on a new chapter of success.

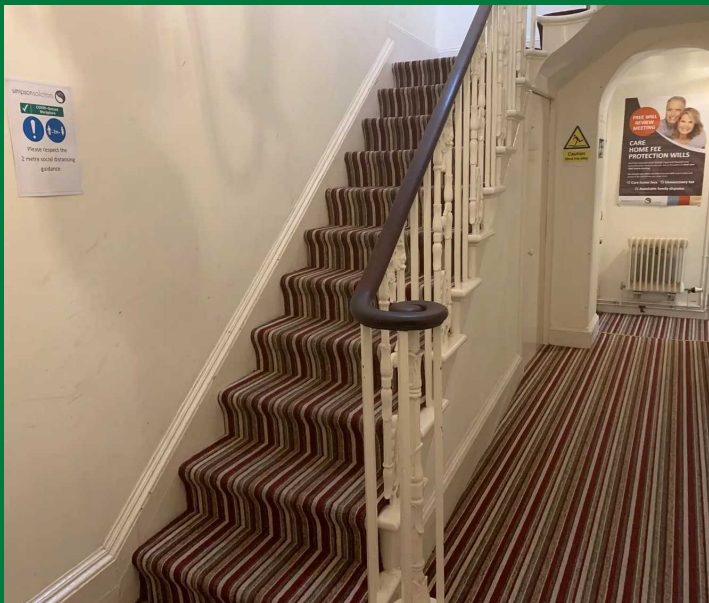




Chipping Sodbury

Chipping Sodbury is a medieval market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations thrive here. There is a Waitrose supermarket and full range of artisan shops, a wide selection of local pubs and restaurants, an award winning bakery and butcher, and a Town Hall events venue. We have a Golf club, tennis, rugby, football and running clubs. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Yate rail station = 2 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles.

Lease exceptional office space in prestigious Grade 2 Listed building. Welcoming reception, 2 individual offices, inclusive services. Convenient location, perfect for businesses of all sizes. Embrace distinguished heritage and elevate success. Secure today!
Tenure: Freehold





DEPOSITS

A security deposit equivalent to 5 weeks' rent will be required.

A holding deposit equivalent to 1 weeks' rent will be asked to secure the property during referencing.

PERMITTED PAYMENTS & TENANCY INFORMATION

During your tenancy, as well as paying the rent, you may also be required to make the following permitted payments:

During the tenancy (payable to the Agent/Landlord): Payment of up to £50 inc VAT if you wish to change the tenancy agreement for reasons such as, for example:

- a change of sharer in a joint tenancy
- permission to sub-let
- a business to be run from the property, or,
- any other amendment which alters the obligations of the agreement.

Payment of interest on any late payment of rent, at a rate of 3% above the Bank of England Base Rate.

Payment for the reasonably incurred locksmith's charges of regaining entry after the loss of keys/security devices.

Redress Scheme - Country Property Services Ltd are members of The Property Ombudsman, Membership Number T08037

Client Money Protection Scheme - Country Property Services Ltd are members of RICS, Membership Number 868223

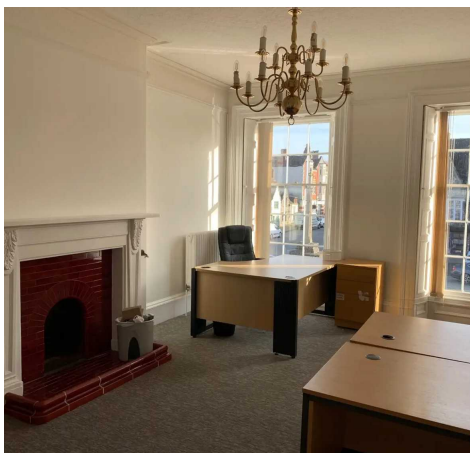
Country Property Services Ltd are Members of ARLA Propertymark & The Guild of Letting & Management to ensure highest standards of service.

INSURANCE

In addition to insuring their own belongings, tenants are recommended to ensure they have sufficient means to cover their liability for accidental damage to the landlord's property, furniture, fixtures, and fittings. The tenant should provide a copy of this policy schedule to Country Property.

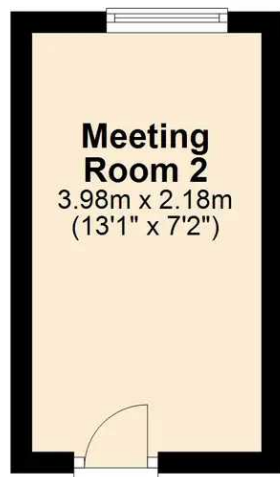
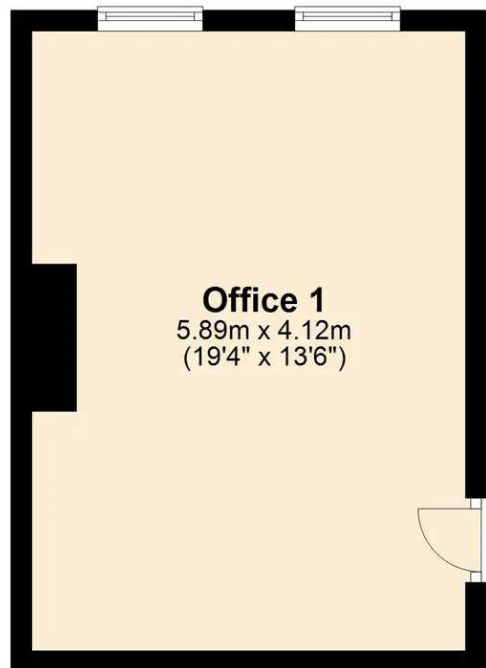
MONEY LAUNDERING ACT

Under the terms of the Money Laundering Act, estate agents are required to ask tenants to produce identification documentation. A copy of your passport or driving licence, and a utility bill will be required. Your co-operation when applying to rent a property is essential, please, in order that your application is not delayed.



First Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



Total area: approx. 33.0 sq. metres (354.8 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

This document is for illustrative purposes only and does not constitute an offer or contract. It is subject to the terms and conditions of the relevant contract.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

No person in the employment of Country Property has authority to make any representation or warranty whatsoever, in relation to this property. We retain the copyright to all promotional material used to market this property.



The Grange, 73 Broad Street, Chipping Sodbury
South Gloucestershire, BS37 6AD

01454 321339

www.countryproperty.co.uk
enquiries@countryproperty.co.uk