

Unit 1 Bishopbrook House, 4 Cathedral Avenue, Wells, BA5 1FD



Location

Wells is renowned as England's smallest city, and is a thriving and popular tourist destination famous for the cathedral and nearby attractions such as Wookey Hole caves and Cheddar Gorge.

Bishopbrook House is located on Cathedral Park, a high quality mixed use business park situated adjacent to the A371, immediately to the south of the city centre.

As such it occupies an accessible location, backing onto open countryside, yet within walking distance of all amenities.

Description

The available suite is situated on the ground floor, accessed via a shared entrance with manned reception area, and provides the following approximate internal floor areas:

Floor	Sq ft	Sq m
Ground	1,222	113.5
Total NIA	1,222	113.5

Internally the accommodation is fitted out to a high standard and benefits from air-conditioning, suspended ceiling with inset LED lighting, raised access floor, and fitted kitchen, and a range of high quality partitioning forming 2 meeting rooms plus a comms cupboard and storeroom.

Parking

The suite benefits from the use of 4 on site car parking spaces.

Tenure

The suite is held by way of an existing lease for a period expiring 31/08/2029, and with a break option on 01/09/2024.

Rental

Passing rental £18,000 per annum exclusive, subject to review on 01/09/2024.

Terms

The suite is available by way of an assignment or sub-lease on terms to be agreed. A new lease may be available direct from the landlord by negotiation.

Business rates

Details to be confirmed.

Interested parties should make their own enquiries with the Local Authority to verify the rates liability.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Service charge

A service charge is payable, details available on request.

EPC

The Energy Performance Asset Rating is D-76. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

For further information please contact:

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Highlights



Net Internal Area

1,222 sq ft (113.5 sq m)



Passing Rent

£18,000 per annum



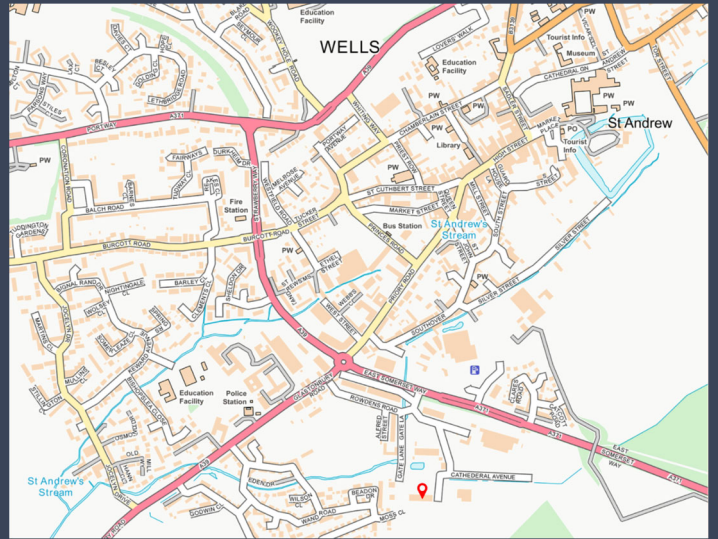
EPC Rating

D-76



Parking

4 parking spaces



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