



# To Let

Channel Court Business  
Centre, 8 Hill Road,  
Clevedon, BS21 7NE

High Quality Fully Inclusive Serviced  
Office Suites for 3 to 12 people—  
available now

08449 02 03 04

[avisonyoung.co.uk](http://avisonyoung.co.uk)

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## Location

Channel Court occupies a prominent position on Hill Road with easy access to local cafes, restaurants, and a range of independent retailers.

It is located a short walk from Clevedon's picturesque seafront and famous pier, with stunning views over the Bristol Channel.

There is easy access to the M5 motorway at J.20 and Yatton train station is a 15 minute drive. Bristol International airport is also within easy driving distance.

## Description

Fully inclusive serviced offices situated within a beautiful Victorian building, which has been newly refurbished to provide high-quality working environments, available for immediate occupation.

Channel Court benefits from period features, excellent natural light, meeting rooms and state of the art technology.

### The all-inclusive service office space provides the following:

- Rent, rates & service charges
- Staffed Reception
- Building & Landlords Contents Insurance
- Furniture
- 24/7/365 Secure Access
- Kitchen & Tea Points
- Shower Facilities
- Mail Services
- Bookable Meeting Rooms
- Bike Storage & Showers
- Maintenance and cleaning

- Utilities
- Break Out Areas
- Brand New Fit-Out
- Passenger Lift
- VOIP Phone System
- High Speed Internet

## EPC

The property has an EPC rating of 82 (Band D). An EPC certificate is available on request.

## Terms

The offices are available on fully-inclusive flexible contracts, further details available on request.

## Viewings

For further information or to arrange a viewing please contact the agents, Avison Young.

## VAT

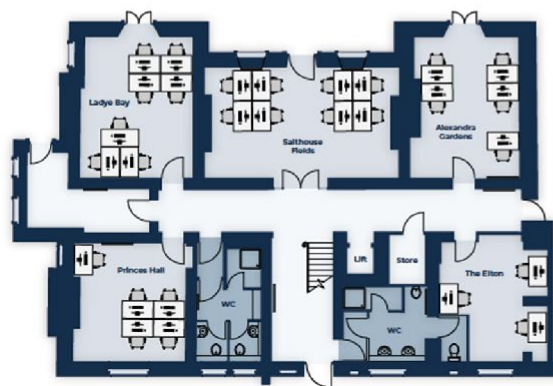
VAT if applicable, will be charged at the standard rate.





## FLOOR PLANS

### Garden Floor



### Ground Floor



### 1st Floor



### 2nd Floor



Office Name	Sq Ft (sq m)	Number of Work Stations	Availability
Ladye Bay	267 (24.8)	7	Available
Salthouse Fields	356 (33.1)	8	Available
Alexandra Gardens	249 (23.1)	5	Available
Princes Hall	217 (20.1)	5	Available
The Elton	186 (17.3)	3	Available
Clevedon Court	362 (33.7)	8	Available
Hill Road	428 (39.8)	12	Let
Marine Lake	318 (29.6)	6	Available
Poet's Walk	270 (25.0)	7	Let
The Pier	360 (33.5)	8	Let
Dial Hill	247 (23.0)	6	Available
The Clock Tower	226 (21.0)	6	Available
Sugar Lookout	149 (13.8)	3	Let
Walton Castle	333 (31.0)	6	Let
Six Ways	265 (24.7)	7	Available
The Avenue	368 (34.2)	8	Available
Zig Zag	254 (23.6)	6	Let
The Promenade	226 (21.0)	6	Available
St Andrews	154 (14.3)	3	Let
Queen's Square	339 (31.5)	7	Available



**If you would like to know  
more please get in touch.**

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

24/10/2023

File number: 07C100175

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