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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs  
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commercial



## Unit 3 Vincent Court, Soundwell Road, Bristol, BS16 4QR

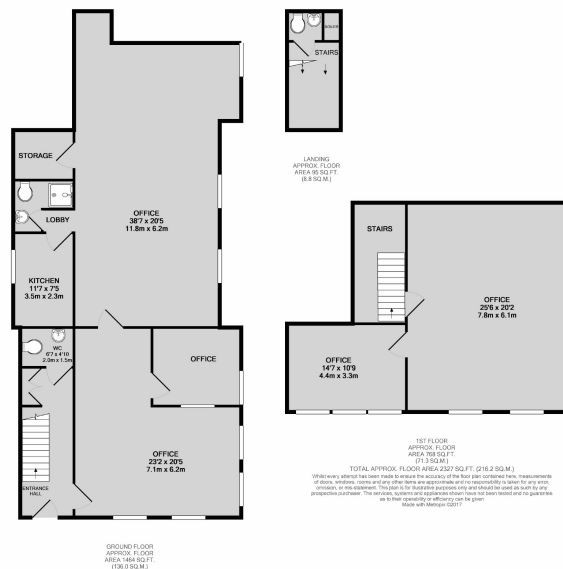
### £18,000 Per Annum

\*\*\*WELL-PRESENTED OFFICE WITH PARKING\*\*\*

Two-storey office suite of approximately 1,932 sqft benefiting from self-contained access, gas central heating, double glazed windows, intercom entry system and 12 allocated parking spaces. The property boasts open plan office space with great natural light in a fantastic location with good links to the Avon Ring Road. Available to let on the basis of a new lease with terms to be negotiated.



## Unit 3 Vincent Court, Soundwell Road, Bristol, BS16 4QR



## DESCRIPTION

Modern open plan office suite of approximately 1,932sqft with self-contained access from the rear and allocated parking. The property benefits from an outside garden area.

## LOCATION

Situated in a pleasant block of 4 office units with a secure car park. The property is located on the main Soundwell Road linking Staple Hill and Kingswood offering good transport links to the Avon Ring Road and further Motorway network.

## PLANNING

We are informed the property benefits from B1 (business) use. The client may consider a change of use, although is keen to retain an office style environment on the site as a whole.

## LEASE DETAILS

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

## BUSINESS RATES

The rateable value as per the VOA website is £16,500. Parties are advised to contact the local authority to confirm rates payable.

**SERVICE CHARGE/INSURANCE**

There is an annual service charge payable of 32.33% of the overall cost which includes the insurance premium, the current years payable for Unit 3 is £2,284.

## PARKING

Allocated, secure on-site parking for 12 cars.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C

VAT

We are informed the property is elected for VAT.

## CONTROL OF ASBESTOS REGULATIONS

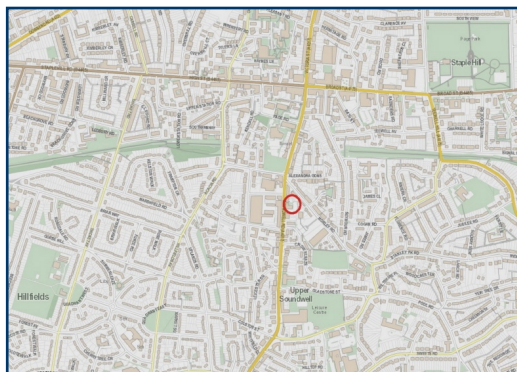
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

**TENANT APPLICATION FEE**

The incoming 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.

## VIEWING

Strictly by appointment with Maggs & Allen.



## 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 endeavors 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.