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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
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commercial



First Floor Unit, 5 Eclipse Office Park, Staple Hill, Bristol, BS16 5EL £9,000 Per Annum

Modern first floor office of approximately 1066 sqft benefitting from 3 allocated parking spaces, gas central heating, air conditioning, kitchenette and w/c. Further office space is also available by separate negotiation. Situated within close proximity to the shops and amenities of Staple Hill Road providing easy access to the city centre. Offered for let on a new Full Repairing and Insuring lease subject to service charge.



First Floor Unit, 5 Eclipse Office Park, Staple Hill, Bristol, BS16 5EL

DESCRIPTION

Modern light predominantly open plan first floor offices benefiting from air condition and gas central heating. The communal stairwell is due to undergo modernisation and refurbishment in the forthcoming weeks. VAT is applicable to the rent.

LOCATION

Situated just off Staple Hill Road which is located between Staple Hill High Street and Fishponds Road.

NOTES

The neighbouring offices are also available to let by separate negotiation.

PARKING

Benefitting from 3 allocated off street parking spaces.

BUSINESS RATES

First Floor Unit 5 - Rateable value of £10,000

First Floor Unit 6 - Rateable value of £10,750

Second Floor Units 5/6 - Rateable value of £15,750 (currently rated as one).

In addition we understand parking is rated at £300 per space.

We therefore expect those eligible for small business relief to benefit from 100% exemption at this time if only renting one office suite. However, we recommend all interested parties to confirm with the local authority.

FLOOR PLAN

The floor plan is provided for indicative purposes and should not be relied upon. The measurements provided are approximately, in line with the IPMS3 measuring guidance.

LEASE DETAILS

Offered for let on a new Full Repairing and Insuring basis recovered by way of service charge.

Each party to incur their own legal costs.

SERVICE CHARGE

We understand the current service charge is approximately as follows:

1st Floor Unit 5 - £6,439.26pa

1st Floor Unit 6 - £6,217.77pa

2nd Floor Unit 5 - £5,639.97pa

2nd Floor Unit 6 - £6,143.94pa

We understand the service charge above currently includes the use of water and gas.

TENANT APPLICATION FEE

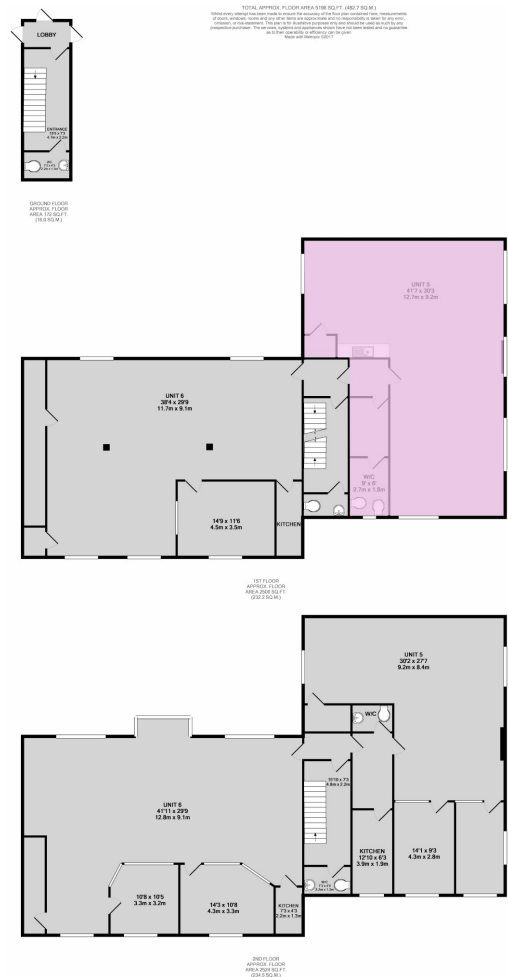
The ingoing tenant will be charged an application fee of £200 plus VAT (£240 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks.

ENERGY PERFORMANCE CERTIFICATE

Rating: D.

VAT

All figures quoted are exclusive of VAT unless otherwise stated. We are informed VAT is applicable to this property.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
 Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
 Bristol, BS9 4HW



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