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Property Consultants

maggs  
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commercial



## Orion House, Axis 4-5 Alpha, Woodlands, Bristol, BS32 4JT

**£18,500 Per Annum**

\* INCENTIVES AVAILABLE \*

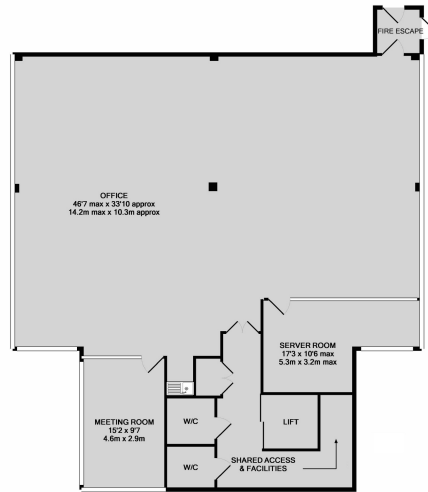
Well presented second floor offices of approximately 1,850sqft benefiting from air conditioning, suspended ceilings with strip lighting, partitioned meeting room and server room, cat 5 cabling, lift access and 5 allocated parking spaces.

The property benefits from a good road presence and is situated at the head of Woodlands, Bradley Stoke. Offered to let on a new effectively Full Repairing and Insuring basis. approx £10.00 per square foot.





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TOTAL APPROX. FLOOR AREA 2086 SQ. FT. (193.8 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of areas, windows, doors and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metronix G2015

## DESCRIPTION

Second floor offices benefiting from a dual aspect providing light and airy office accommodation. In addition there is a partitioned meeting room and server room, fire escape, lift access, aluminium double glazing, air conditioning and 5 allocated parking spaces.

## LOCATION

Situated at the head of Woodlands, Bradley Stoke, providing easy access to the motorway networks and Bristol City Centre.

## BUSINESS RATES

The rates are currently calculated to include two additional floors. Once split we anticipate a rateable value in the region of £22,000.

## ENERGY PERFORMANCE CERTIFICATE

Rating: D

## FLOOR PLAN

The floor plan is provided for indicative purposes only and is not to be relied upon.

## LEASE DETAILS

Offered To Let on a new effectively Full Repairing and Insuring basis recovered by way of an internal and estate service charge. Each party to incur their own respective legal fees.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## TENANT APPLICATION FEE

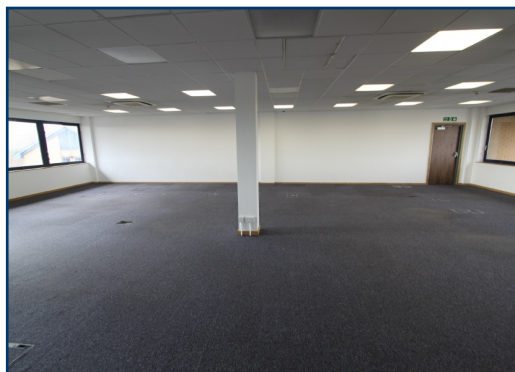
The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## VIEWINGS

Viewings are strictly by appointment with Maggs & Allen.

## CONTROL OF ASBESTOS

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.



## 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.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

