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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



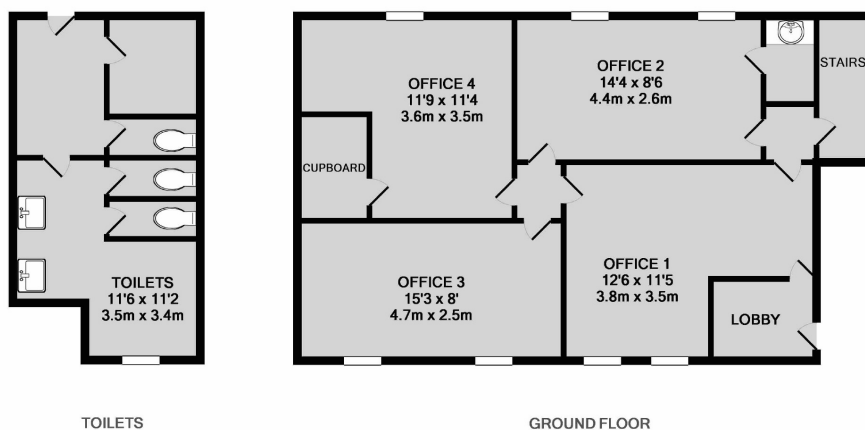
Offices At Davron Court, Whitehouse Place, Bedminster, Bristol, BS3 4BL £10,200 Per Annum

WELL PRESENTED OFFICES IN CENTRAL LOCATION

Opportunity to lease an office suit of approximately 788sqft on a new Internal Repairing basis inclusive of, gas central heating, electricity and water. The property is conveniently located on Whitehouse Place, Bedminster within close proximity to the Bristol City Centre and Temple Meads Train Station. Please note there is parking available by separate negotiation.



Offices At Davron Court, Whitehouse Place, Bedminster, Bristol,



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION

Modern and light ground floor offices benefiting from gas central heating and strip lighting. The property comprises 4 separate offices with additional storage and shared toilet facilities.

LOCATION

The offices are located in a central location on Whitehouse Place, Bedminster within close proximity to Temple Meads Train Station and the Bristol City Centre provided by York Road / Coronation Road.

LEASE DETAILS

Available to let on the basis of a new Internal Repairing Lease with terms to be negotiated. A copy of the proposed lease is available upon request from our office.

Each party to incur their own legal fees.

FLOOR PLAN

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

ACCOMMODATION

Office suite:

788sqft (IPMS 3)

534.5sqft (Net Internal Area)

ENERGY PERFORMANCE CERTIFICATE

Rating: D

PARKING

Available by separate negotiation.

BUSINESS RATES

The rateable value effective from April 2017 as per the VOA website, is £7,800.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

Strictly by appointment with Maggs & Allen.

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.

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.

