



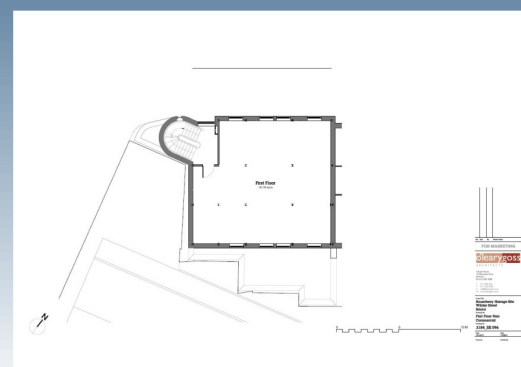
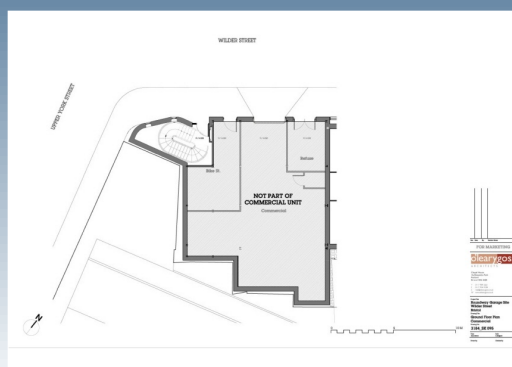
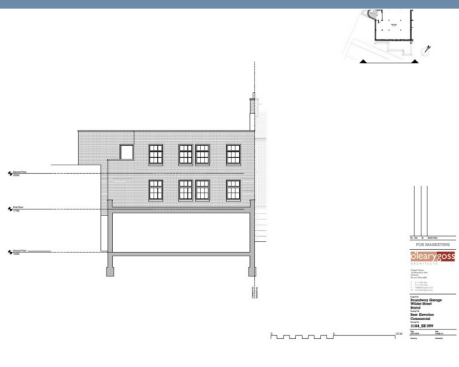
28-36 Wilder Street, St Pauls, Bristol, BS2 8QS

£25,000 Per Annum

2 STOREY OFFICE BLOCK TO LET

Opportunity to lease a new purpose build 2 storey office block arranged over first and second floors of approximately 1948sqft (Net Internal Area) in a excellent central location in St Pauls, Bristol. The offices are yet to be constructed with works to commence imminently and are due to be completed in spring/summer 2020.

Available to let by way of a New Full Repairing and Insuring lease.



28-36 Wilder Street, St Pauls, Bristol, BS2 8QS

DESCRIPTION

2 storey office block of approximately 1948sqft (Net Internal Area) with construction works due commence shortly and complete in Spring/Summer 2020. We are informed the offices will be finished to a high standard.

LOCATION

Situated on the corner of Wilder Street and Upper York Street, a stones throw from Cabot Circus and the M32 motorway providing easy access to Temple Meads Train Station and the Bristol City Centre.

PLANNING

We understand the property benefits from B1a planning consent.

BUSINESS RATES

TBC.

PROPOSED ENERGY PERFORMANCE CERTIFICATE

TBC.

VAT

All figures quoted are exclusive of vat unless otherwise stated.

FLOOR PLAN

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

LEASE DETAILS

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

Each party incur their own legal fees.

VIEWING

External viewing of the site is available at all times.

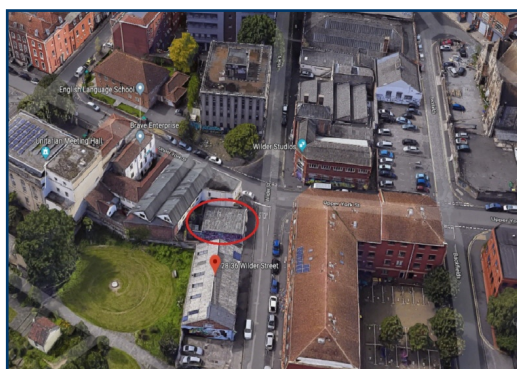
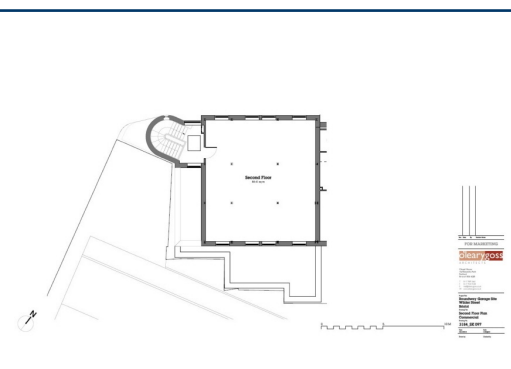
Full plans are available from the office.

TENANT APPLICATION FEE

The ingoing 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 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.



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.

