



UNIT 16 MIDDLE BRIDGE BUSINESS PARK
PORTIS FIELDS PORTISHEAD, BRISTOL, BS20 6PN



£10,000 PER ANNUM

A recently refurbished modern ground floor office of approximately 1,000 sq ft (92.9 sq m) with additional shared reception area, toilets and kitchen. The unit benefits from 4 allocated parking spaces, air conditioning, modern office lighting and is predominantly open plan with 2 partitioned offices. The offices are located in a Portishead providing easy access to the M5, Bristol and the South-West.

Available by way of a lease assignment, that being a 5 year term from November 2017.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

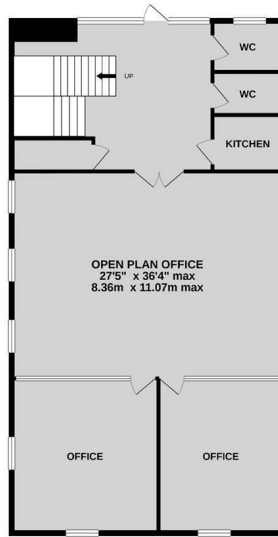
0117 973 4940

WWW.MAGGSANDALLEN.CO.UK



GROUND FLOOR, UNIT 16 MIDDLE BRIDGE BUSINESS PARK, PORTIS FIELDS PORTISHEAD, BRISTOL BS20 4DN

GROUND FLOOR
1000 sq. ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 2285 sq. ft. (212.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, appropriateness and applicability of these plans has been reviewed and no guarantee is given in respect of any errors or omissions. Made with Metronix 05/2017

DESCRIPTION

Modern ground floor offices with level approach of approximately 1,000 sq ft with additional communal reception, toilets and kitchen. The offices benefit from heating and cooling air conditioning and 4 allocated parking spaces.

LOCATION

Situated in a modern office complex just off Portbury Common, providing easy access to the M5.

LEASE DETAILS

Offered to let on an assignment of a 5 year internal repairing and insuring term from November 2017, subject to service charge and VAT. Service charge information available on request.

LEGAL FEES

Ingoing and outgoing tenant to incur their own respective legal fees. The landlords legal fees are to be split equally between the ingoing and outgoing tenant.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied on. The offices provide approximately 1,000 sq ft / 92.9 sq m.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

BUSINESS RATES

The rateable value with effect from April 2017 is £13,500.

VAT

All figures quoted are exclusive of vat unless otherwise stated.
VAT is applicable to the rent.

VIEWING

Strictly by appointment with Maggs and Allen only

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 as part of the Money Laundering Regulations, we will require all prospective tenants to provide the necessary identification documents.

CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

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.

NOTES

Please note the headline rent is £15,196pa but our client will provide a reverse premium to effectively reduce the rent for the remaining term to £10 per sq ft exc.



Maggs & Allen use all reasonable endeavours 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 Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.