

CASWELL PARK

Caswell Lane, Clapton-in-Gordano, BS20 7RT



Promote your business to a prestigious, unique and tranquil environment, free from the hustle and bustle yet a stones throw from Portishead and J19 of the M5.

To Let - Managed Offices available on flexible terms 215 - 1,654 sq ft (19.9 - 153.7 sq m)

- Competitively priced office accommodation with the benefit of short-term & flexible terms.
- Available as a whole or from 215 sq ft upwards.
- Immediate occupation available.
- Rent is fixed & fully inclusive with no hidden extras.
- VAT is not applicable on the rent.
- No expensive start-up costs. Broadband & telecommunications provided with furniture available.
- Ample on-site car parking.
- Prestigious development with professional image. Not branded as serviced offices.



For further enquiries:

**BURSTON
COOK**
Lewins House, Lewins Mead
Bristol BS1 2NN
(0117) 934 9977

MISREPRESENTATION ACT 1967 NOTICE

These particulars do not constitute, nor constitute any part of, an offer or contract. None of these statements contained in these particulars are to be relied on as statements or representations of fact. Any intended purchasers, lessees or assignees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, lessors or assignees do not make or give, and the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. NOTE: All rents and prices are quoted exclusive of VAT.

PROPERTY MISDESCRIPTIONS ACT 1991

Note: If areas quoted do not state specifically "internal" or "external" areas, please contact the agent for confirmation. All areas quoted are approximate. In order to comply with the Proceeds of Crime Act 2002 and the Money Laundering Regulations 2003 you may be required to provide formal personal identification of yourself and your organization prior to submitting a formal offer. SIXTY Real Estate is a trading name of SIXTY Consulting (UK) Ltd.

CASWELL PARK

Caswell Lane, Clapton-in-Gordano, BS20 7RT

Fixed monthly licence fee includes:

- Rental of office
- Business Rates
- Light, heating & power
- Water Rates
- Buildings insurance
- Comprehensive maintenance
- Waste disposal
- Cleaning of communal areas
- Security costs

Office Suites comprise:

- CAT2 lighting
- CAT5 cabling
- Power points
- Digital telephone system
- Broadband internet access
- Office furniture available separately

Benefits include:

- Self-contained and secure site
- Free on-site car parking
- Shared kitchen, break out & welfare facilities
- Tenant signage
- Shared Board Room available via booking system

Office Suites available:

	Size (Sq ft)	No of Desks	Rent (Per week)
Suite 1		LET	
Suite 2	280	5-7	£145
Suite 3	241	4-6	£125
Suite 4	277	5-7	£140
Suite 5	215	4-6	£115

Board Room Available by via booking system

NB: VAT is not applicable. Suites can be combined to accommodate larger requirements.

Terms:

Available as a whole floor of 1,654 sq ft or individual office suites from 215 sq ft upwards. Office accommodation is available from 6 months upwards on a simple licence agreement. No legal fees. Immediate occupation is available.

