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## **TO LET / (MAY SELL)**

### **UNIT 5B YEO BANK BUSINESS PARK, KENN ROAD, KENN, CLEVEDON, NORTH SOMERSET, BS21 6UW**



- **APPROXIMATELY 1,128 SQ FT  
(104.8 SQ M)**
- **MODERN AND CONTEMPORARY OFFICE  
SUITE**
- **OPEN PLAN LAYOUT WITH USEFUL MEETING ROOMS IN SITU**
- **4 ON SITE CAR PARKING SPACES**

SUBJECT TO CONTRACT

## LOCATION

The property is located on Kenn Road in Clevedon, south of Clevedon Town Centre and close to Junction 20 of the M5 Motorway, which provides swift access to Bristol, 10 miles to the north and to all points of the Southwest. The development is conveniently located close to the town centre where a range of local amenities are available and this location benefits from its own private access directly off the Kenn Road.

## DESCRIPTION

The development comprises five new office buildings, which were completed in 2006.

Unit 5B benefits from the following specification:-

- Comfort Cooling
- Double-glazed openable windows
- Suspended ceilings
- Human centric LED lighting
- Fitted kitchenette
- Disabled WC
- Two partitioned meeting rooms
- Store room

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) the ground floor office has an approximate net internal floor area of 1,128 sq ft (104.8 sq m)

## CAR PARKING

There are 4 on site car parking spaces.

## RENT / PRICE

The premises is available to rent by way of a new effectively full repairing and insuring lease for a term of years to be agreed. **The quoting rent is £14.00 per sq ft per annum exclusive.**

Alternatively, consideration will be given to a sale of the long leasehold interest (999 years).

A small estates charge is also payable – further details on application.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:-

Rateable Value: £8,100  
Rates Payable (2020 / 2021): £4,041.90

*We understand that due to recent changes regarding small business rates relief, properties that have a Rateable Value of less than £12,000 will benefit from 100 % relief, however, this is specific to individual occupiers and you are advised to make your own enquiries with the Valuation Office Agency website to confirm the details.*

## LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

## VAT

We understand the building is elected for VAT and therefore VAT will be payable on all prices.

## ENERGY PERFORMANCE CERTIFICATE

Rating = D (91).

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook – 0117 9349977

FAO. Vicki Grimshaw [vicki@burstoncook.co.uk](mailto:vicki@burstoncook.co.uk) / Jayne Rixon [jayne@burstoncook.co.uk](mailto:jayne@burstoncook.co.uk)

## SUBJECT TO CONTRACT

UPDATED AUGUST 2021

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.