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TO LET

UNITS 9 & 10, WESTFIELD BUSINESS PARK, KENN ROAD, CLEVEDON, BS21 6UA



- **OFFICE SUITES AVAILABLE FROM APPROXIMATELY 1,722 SQ FT (160 SQ M) – 3,630 SQ FT (337.2 SQ M)**
- **ON SITE CAR PARKING**
- **ESTABLISHED BUSINESS PARK ENVIRONMENT**
- **LOCATED WITHIN 2 MILES OF JUNCTION 20 OF THE M5**

SUBJECT TO CONTRACT

LOCATION

The property is situated on Westfield Park, an established business park location within approximately 2 miles of Junction 20 of the M5 motorway and within approximately 12 miles of Bristol City Centre. The centre of Clevedon is only a few minutes' drive away from the property and is an affluent commuter town with many amenities. Yatton railway station is located approximately 2 miles away and provides regular links to Bristol Temple Meads.

DESCRIPTION

Westfield Park comprises a development of 10 self-contained office buildings with onsite car parking, currently available are Units 9 and 10.

The properties form part of one office building with a shared entrance and stairwell and could be available separately or combined and provides open plan office accommodation over two floors.

The specification includes central heating, raised access floors, disabled WCs and WC facilities. The properties are due to be refurbished to include new carpeting, decoration, and LED lighting.

ACCOMMODATION

In accordance with International Property Measurement Standards (IPMS 3), the office has the following approximate net internal floor areas:

<i>Unit</i>	<i>Size</i>		<i>Car Parking</i>
Unit 9	1,722 sq ft	(160.0 sq m)	5 spaces
Unit 10	1,908 sq ft	(177.2 sq m)	6 spaces

TENURE

The properties are available to rent either separately or combined, on new effectively full repairing and insuring lease(s) by way of a service charge, for a term of years to be agreed.

RENTAL

On application.

RATEABLE VALUE:

In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation:

<i>Unit 9</i>	<i>Rates Payable</i>	<i>Rateable Value (2020/2021)</i>
Ground floor	£6,900	£3,443.10
First floor	£7,182	£3,583.82

<i>Unit 10</i>	<i>Rates Payable</i>	<i>Rateable Value (2020/2021)</i>
Ground floor	£7,800	£3,892.20
First floor	£7,800	£3,892.20

N.B: Car parking rated separately.

From 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.

VAT

We understand that the properties are elected for VAT and therefore VAT will be payable on all prices.

ENERGY PERFORMANCE CERTIFICATE

Pending – following refurbishment.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-
Burston Cook

FAO: Vicki Grimshaw / Finola Ingham

Tel: 0117 934 9977

Email: vicki@burstoncook.co.uk / finola@burstoncook.co.uk

SUBJECT TO CONTRACT

September 2021



Control of Asbestos at Work Regulations 2012

Under the Control of Asbestos at Work Regulations 2012 (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.