

TO LET—NEW BUILD BUSINESS UNITS

Commercial Units, Harbour Crescent, Serbert Road, Portishead, Bristol, BS20 7FT



① Elevation - Block B&C - Full Length - Front
1 : 125



② Elevation - Block B&C - Full Length - Back
1 : 125

- Units from approximately 1,395 sq ft—4,964.4 sq ft (129.6 sq m —462 sq m)
- Use Class E—therefore suiting various different commercial uses
- Part of the new Harbour Crescent residential development
- Brand new space to be fitted to a contemporary and high standard
- New lease(s) available

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

The property is located in Portishead which is a town in North Somerset located approximately 9 miles to the west of Bristol city centre. Portishead has a population of approximately 24,000 (ONS, 2011) and benefits from excellent communication links due to being located approximately 2 miles west of junction 19 of the M5.

DESCRIPTION

The commercial units form part of the Harbour Crescent development which is a scheme of 93 contemporary residential apartments with the commercial units being at ground floor level. The units have potential to suit a variety of different occupiers and could be fitted out to a contemporary and high standard with WC facilities and capped off services for office or business occupiers.

ACCOMMODATION

We understand that the total proposed commercial unit measures approximately 4,964.4 Sq Ft (462 Sq M) but the unit could be split to offer two individual commercial units with a shared reception area, therefore providing the following approximate unit sizes:

Unit 1:	1,395 sq ft	(129.6 sq m)
Unit 2:	2,899 sq ft	(269.3 sq m)

CAR PARKING

5 car parking spaces are allocated to the commercial units together with cycle storage.

TERMS

The unit(s) are available to rent by way of new effectively full repairing and insuring lease(s) for a term of years to be agreed. A small service charge will also be payable.

RENT

Upon application.

PLANNING

Use Class E - therefore suitable for a wide range of uses.

VAT

We have been advised that the units are elected for VAT and therefore VAT will be payable on all prices.

EPC

An EPC will be provided once the development has been completed.

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LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham MRICS
Tel: 0117 934 9977
Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

July 2022

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

