

MODERN OFFICE ON A POPULAR BUSINESS PARK – TO LET

Griffin House, Windmill Road, Kenn Business Park, Clevedon, North Somerset, BS21 6UJ



- A substantial, modern office providing accommodation over ground and first floors, due to be refurbished
- Approximately 10,351 sq ft (961.64 sq m)
- Good on site parking—41 spaces
- Use Class E—therefore suitable for a wide range of different uses
- Passenger lift, bike storage, DDA compliant and shower facilities



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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COOK**
0117 934 9977

LOCATION

Situated directly adjoining Junction 20 of the M5 motorway and within approximately 12 miles of Bristol city centre, Clevedon is easily accessible from many locations and benefits from an excellent local labour supply due to its popularity as a commuter town. The property is located on an established business park within approximately 2 miles of Yatton railway station which provides regular links to Bristol Temple Meads. Clevedon's town centre can be found within a short drive and offers various shops, banks, supermarkets and restaurants.

DESCRIPTION

Griffin House is a modern, purpose built office building located on an established business park providing accommodation over ground and first floors. The property is due to be refurbished throughout to include new flooring and decorations and benefits from double glazed windows, air conditioning, intercom entry system, male / female / disabled WC's, shower facilities, together with a passenger lift and a light and airy entrance lobby.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground floor :	5,176 sq ft	(480.82 sq m)
First floor:	5,176 sq ft	(480.82 sq m)
Total:	10,351 sq ft	(961.64 sq m)

CAR PARKING / BIKE STORAGE

There is good on site car parking—approximately 41 spaces, plus bike storage.

TENURE

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

On application.

BUSINESS RATES

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

Rateable Value:	£107,000
Rates Payable (2023 / 2024):	£54,784

Interested parties are advised to make their own enquiries direct with North Somerset Council.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

PLANNING

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

VAT

The building is elected for VAT, therefore VAT will be payable on all prices.

EPC

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](https://www.gov.uk/find-energy-certificate.service.gov.uk)

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

October 2023

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.

