



TO LET

High quality offices located
4 miles east of Bristol city centre

From approximately 1,011 - 1,611 sq ft (93.92 - 149.6 sq m)

LINK HOUSE | Britton Gardens | Kingswood | Bristol | BS15 1TF



Located in the east Bristol suburb of Kingswood, Link House is a modern office scheme located on a half acre site and provides modern, open plan office accommodation within a landscaped setting with on-site car parking and bike storage.

Location

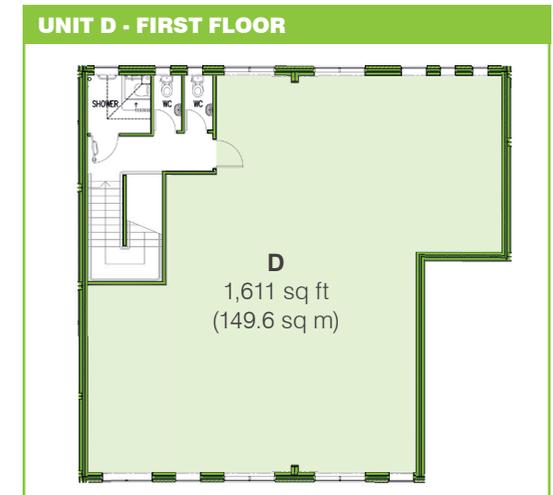
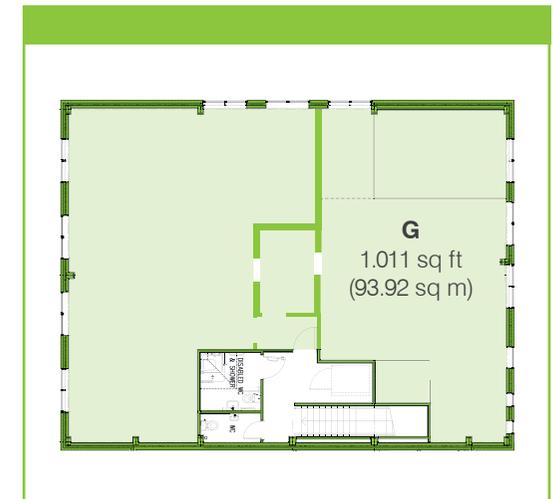
Located just 4 miles to the east of central Bristol, Link House is situated off the A420 which is one of the main arterial routes leading out of central Bristol.

The motorway network is accessible via the Avon Ring Road and in turn the M4, M5 and M32 motorway network. Within a 5 minute walking distance of Kingswood shopping centre and Kingswood leisure centre, the scheme offers excellent local amenities.

Accommodation

We have measured the space in accordance with the International Property Measurement Standards (IPMS 3), and found the suite to have an approximate usable floor area of 1,611 sq ft (149.6 sq m) for unit D and 1,011 sq ft (93.92) for unit G

(Approximate floorplans shown right - for guidance purposes only)





Key features

The available space is located on the ground floor and provides an open plan suite with the following specification:

- New carpets throughout
- New decorations
- Suspended ceilings incorporating LG3 lighting
- Raised floors
- Gas central heating
- Shower
- Full DDA access
- WC facilities
- Kitchenette
- Triple glazing
- Cat 5E cabling
- Intruder alarm plus door entry system

In addition to the above, there are partitioned meeting rooms already in situ, which an ingoing tenant may wish to take advantage of. Alternatively, the landlord would consider removing the partitioning to return the office to an open plan nature.



Car parking/bike storage

Unit D - 4 parking spaces
Unit G - 3 parking spaces





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Rental terms

The property is available to rent by way of a new effectively full repairing and insuring lease for a term of years to be agreed, at a quoting rent of **£12.50 per sq ft** per annum, exclusive.

Service charge

A small service charge is payable towards upkeep and maintenance of the common and shared areas and this is currently budgeted at only **£1.00 per sq ft** pax!

Business rates

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

Rates Payable (2020/2021):	Rateable value of Unit D:
£8,358	£16,750
Rates Payable (2020/2021):	Rateable value of Unit G:
£6,708	£11,750

EPC

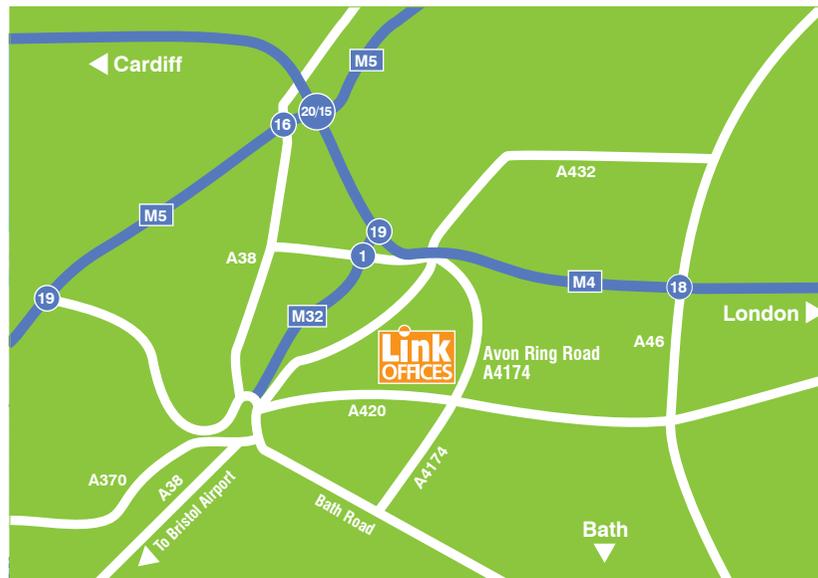
Pending.

VAT

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

Legal fees

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



Viewing and further information

Strictly by appointment through the sole agents:

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