

GROUND FLOOR OFFICE SUITE WITH LANDSCAPED GARDENS

Ground Floor Suite, Southfield House, 2 Southfield Road, Westbury on Trym, Bristol, BS9 3BH



- A ground floor office suite within an attractive period building
- On-site car parking
- Attractive gardens and landscaping
- Fully refurbished to provide contemporary accommodation
- Approximately 835 sq ft (77.6 sq m)
- New lease 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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0117 934 9977

LOCATION

Southfield House is situated on Southfield Road on the outskirts of Westbury-on-Trym, which is a popular residential suburb of Bristol, lying approximately 3 ½ miles north west of the city centre. The village benefits from a wide variety of local multiple retailers along the High Street and numerous professional office occupiers within the area serving the local community.

DESCRIPTION

The accommodation is located on the ground floor of this prestigious, period detached office building which is set back from Southfield Road in landscaped grounds. The ground floor is made up of an open plan office benefitting from a large amount of natural light, with a shared kitchenette and WC facilities. The office suite has been fully refurbished throughout to provide contemporary space to include new dark grey carpets, new contemporary decorations in a light grey colour scheme and modern LED lighting.

CAR PARKING

There are two allocated car parking spaces.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 835 sq ft (77.6 sq m).

TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed. There is a small estates charge payable.

RENT

Quoting rent - £15.00 per sq ft per annum exclusive.

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the premises has the following rating:

Rateable Value: £9,800
Rates Payable (2020/2021): £4,890.02

From the 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 direct with the Valuation Office Agency website to see if they would be eligible for either 100% relief, or a small business rates relief.

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VAT

We have been advised that the property is not elected for VAT.

EPC

The property has an energy performance rating of D (81).

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Vicki Grimshaw BSc (Hons)
Tel: 0117 934 9977
Email: Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

September 2022

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 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.



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