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TO LET

GROUND FLOOR SUITE, SOUTHFIELD HOUSE, 2 SOUTHFIELD ROAD, WESTBURY ON TRYM, BRISTOL, BS9 3BH



- **GROUND FLOOR OFFICE SUITE IN AN ATTRACTIVE PERIOD BUILDING**
- **ON SITE CAR PARKING**
- **ATTRACTIVE GARDENS AND LANDSCAPING**
- **FULLY REFURBISHED TO PROVIDE CONTEMPORARY SPACE**
- **FLEXIBLE LEASE TERMS AVAILABLE**
- **APPROXIMATELY 835 SQ FT (77.6 SQ M).**

SUBJECT TO CONTRACT

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.

ACCOMMODATION

In accordance with RICS Measuring Standards the ground floor suite has an approximate net internal floor area of 835 sq ft (77.6 sq m).

CAR PARKING

There are two allocated car parking spaces.

RENTAL

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

LEASE

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.

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.

ENERGY PERFORMANCE CERTIFICATE

Rating D (81)

VAT

We understand that the building is not elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS or Jayne Rixon MRICS

Tel: 0117 934 9977

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

SUBJECT TO CONTRACT

MARCH 2021

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 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.



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