

# ECONOMICAL OFFICES AVAILABLE ON FLEXIBLE TERMS

Wainbrook House, Hudds Vale Road, St George, Bristol, BS5 7HY



- Economic office to rent
- Open plan layout
- Approximately 454 sq ft (42.2 sq m)
- 2 demised car parking spaces
- Inclusive rent
- Shared kitchenette facility



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 situated in St Georges on the eastern edge of the inner city of Bristol and is located just to the north of St Georges Park. The property is accessed from Hudds Vale Road from the junction with Plumbers Hill.

## DESCRIPTION

Wainbrook House is a substantial period property providing accommodation over basement, ground, first and second floors with a generous car park.

The available suite is located on the ground floor and benefits from a mix of carpet covering, Cat II lighting, perimeter trunking, shared kitchenette and WC and shower facilities.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the suite has an approximate net internal floor area of 454 sq ft (42.2 sq m).

## CAR PARKING

There are two demised car parking spaces.

## TENURE

The suite is available by way of a short term, flexible lease for a term of one year.

## RENT

The rent is an inclusive rent of £720 per month.

The rent is inclusive of heating, water, fire alarm maintenance, health & safety, landscaping of the car parking area, window cleaning, cleaning, refuse collection and business rates. Electricity for the suite is separately metered.

## RENT DEPOSIT

The ingoing tenant may be required to provide a rent deposit—subject to satisfactory covenant strength.

## PLANNING

Use Class E – therefore suitable for a wide range of different uses to include office, medical etc.

## VAT

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

## ENERGY PERFORMANCE CERTIFICATE

Rating 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

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## SUBJECT TO CONTRACT

April 2024

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