

OPEN PLAN FIRST-FLOOR OFFICE SUITE - TO LET/FOR SALE

3A Yeo Bank Business Park, Kenn Road, Clevedon, BS21 6UW



- Approximately 1,070 sq ft (99.46 sq m) NIA
- A first floor office suite situated on a popular business park on the outskirts of Clevedon.
- Access excellent with Junction 20 M5 approximately 1.5 miles
- 3 car parking spaces plus visitor parking available
- Discounted terms offered for charity / third sector organisations



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

Yeo Bank is adjacent to the successful Clevedon Business Park development and conveniently located close to the town centre, with it's wide range of retail units and amenities, including cafes, gyms, restaurants and shops. Yatton train station is within close proximity which provides regular links to Bristol Temple Meads. The property also benefits from being close to Junction 20 of the M5, providing excellent access.

DESCRIPTION

The property comprises a first floor level office suite which is predominantly open plan. The property benefits from a large meeting room, fitted kitchenette, storage room and unisex WC. Additionally, 3 car parking spaces are allocated to the property alongside visitor parking. There is also communal bike storage, and a secure gated entrance. The specification of the office includes suspended ceilings with a mix of Cat II and LED lighting, comfort cooling, raised floor with floor boxes, carpet tile flooring and dado perimeter trunking.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,070 sq ft (99.46 sq m).

TENURE

The suite is available by way of a new sublease on terms to be agreed, with the current head lease expiring December 2031. Alternatively, the long leasehold interest is available to be purchased at 999 years from 1st January 2004 at a peppercorn rent. There is a small estates charge payable.

QUOTING RENT

£15,000 per annum exclusive.

QUOTING PRICE

Quoting £160,000 plus VAT. On completion of the sale, the property would be sold with vacant possession.

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 property has the following designation: -

Rateable Value: £13,250 **Rates Payable (2026/27):** £5,724



EPC

The property has an energy performance rating of B (41).

VAT

We have been advised that the property is elected for VAT.

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: Luke Dodge MRICS

Tel: 0117 934 9977

Email: luke@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated July 2026

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