

LIGHT AND AIRY, OPEN PLAN OFFICE—TO LET

Ivy Court (First Floor), 61-63 High Street, Nailsea, BS48 1AW



- First floor office suite providing predominantly open plan accommodation and set within the popular Northern Somerset town of Nailsea, located directly on the High Street
- Located within approximately 10 miles of Bristol City Centre Junction and within 6 miles of J19 M5
- Suites available from approximately 332 Sq Ft—1,345 Sq Ft (30.8 Sq M—125.8 Sq M)
- 5 car parking spaces 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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COOK**
0117 934 9977

LOCATION

Ivy Court is situated within the village of Nailsea which is located outside of Bristol in North Somerset. Nailsea is a village featuring many amenities including several restaurants, pubs, cafes, local independent shops and as Waitrose and Tesco.

Nailsea is located within approximately 10 miles of Bristol City Centre and within 6 miles of J19 M5 allowing for excellent transport links into Bristol and the South West. Nailsea also features a train station which allows for transport into Temple Meads in less than 14 minutes.

DESCRIPTION

Ivy Court offers light and airy accommodation which provides predominantly open plan office space at first floor level. The property benefits from large windows, partitioned meeting rooms, air conditioning together with a shared kitchenette and WC facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has the following approximate net internal floor areas:

Suite 1:	332	Sq Ft	30.8	Sq M	(2 car parking spaces) - under offer
Suite 2:	1,023	Sq Ft	95.0	Sq M	(3 car parking spaces)
Total:	1,345	Sq Ft	125.8	Sq M	

The suites are available to lease separately, or could be combined to provide one large open plan suite.

CAR PARKING

5 off street car parking spaces.

TENURE

The suite(s) are available by way of a new effectively full repairing and insuring lease(s) for a term of years to be agreed. A small service charge is also payable.

RENT

£14.50 per sq ft pax.

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 designation:

Rateable Value:	£15,250
Rates Payable (2024/2025):	£7,609.75

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

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

EPC

The property has an energy performance rating of B (39).

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: Finola Ingham FRICS
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SUBJECT TO CONTRACT

May 2025

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