

# FIRST FLOOR OFFICE—TO LET

22a Griffin Road, Clevedon, BS21 6HH



- Office / consulting rooms to let
- Suitable for a wide variety of commercial uses
- Quoting rent only £7,500 pax
- Approximate net internal area 981 sq ft (91.18 sq m)



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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 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

Clevedon is within the jurisdiction of North Somerset, approximately 10.8 miles to the west of Bristol, 12.3 miles to the south-east of Newport and 14.4 miles to the east of Cardiff. The area has good road communications with J20 of the M5 located approximately 850 metres to the west.

The property is approximately 3.2 miles north of Yatton railway station. Yatton railway station connects to Bristol with a travel time of approximately 44 mins, Newport with a travel time of approximately 1 hour 2 mins and Cardiff with a travel time of approximately 1 hour 18 mins.

## DESCRIPTION

The property comprises a first floor commercial office which is suitable for a wide variety of commercial uses. The property is accessed at ground floor and has its own self contained entrance leading up a staircase to the first floor, which comprises open plan kitchen area with three office areas and a WC. There is car parking to the front demised to the property.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 981 sq ft (91.18 sq m).

## TENURE

The property is available by way of flexible short term leases for a term of 2 years.

## RENT

£7,500 per annum, exclusive.

## PLANNING

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

## BUSINESS RATES

As per the VOA, the property has the following assessment:-

Rates Payable: NIL (assuming Small Business Rates Relief)

## EPC

Available upon request.

## VAT

We understand the property is not 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:** Tom Coyte MRICS

**Tel:** 0117 934 9977

**Email:** tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

July 2025

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