

GRIFFIN HOUSE, WINDMILL ROAD, KENN BUSINESS PARK, CLEVEDON, NORTH SOMERSET, BS21 6UJ

BURSTON COOK
0117 934 9977



 **FREEHOLD
OFFICE FOR
SALE ON
POPULAR
BUSINESS PARK**

 **SIZE (NIA)**
10,351 sq ft
961.64 sq m

 **41 ON SITE CAR
PARKING SPACES**

 **QUOTING PRICE**
£1,200,000

FOR SALE
VACANT POSSESSION





THE OPPORTUNITY

A fantastic opportunity to acquire a modern office within a popular office park in Clevedon.

- A substantial office providing accommodation over ground and first floors.
- Suitable for a variety of different uses under E Class to include office, medical, clinic, financial and professional services.
- Passenger lift, bike storage, DDA compliant and shower facilities.
- Approximate NIA of 10,351 sq ft (961.6 sq m).
- Good on site parking—41 spaces

LOCATION

Situated directly adjoining Junction 20 of the M5 motorway and within approximately 12 miles of Bristol city centre, Clevedon is easily accessible from many locations and benefits from an excellent local labour supply due to its popularity as a commuter town.

The property is located on an established business park within approximately 2 miles of Yatton railway station which provides regular links to Bristol Temple Meads. Clevedon's town centre can be found within a short drive and offers various shops, banks, supermarkets and restaurants.





DESCRIPTION

Griffin House is a modern, purpose built office building located on an established business park providing accommodation over ground and first floors.

The property benefits from double glazed windows, air conditioning male, female / disabled WC's, shower facilities, together with a passenger lift and a light and airy entrance lobby. The floors provide a mix of open plan office accommodation and partitioned offices

CAR PARKING

There is good on site car parking—approximately 41 spaces, plus bike storage.

TENURE

The freehold is available to purchase with vacant possession—sold as seen.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	5,176	127.0
FIRST FLOOR	5176	127.6
TOTAL (NIA)	10,351	961.64

PLANNING

Use Class E – therefore suitable for a wide range of uses. We are of the opinion that the property will suit other commercial and residential uses (subject to planning).

EPC

The property has an Energy Performance Rating of B (49).

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the property has the following assessment:-

Rateable Value: £134,000
Rates Payable (2026): £64,320

NB: All parties are advised to make their own enquiries to verify this information.

VAT

All prices are exclusive of VAT if applicable.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

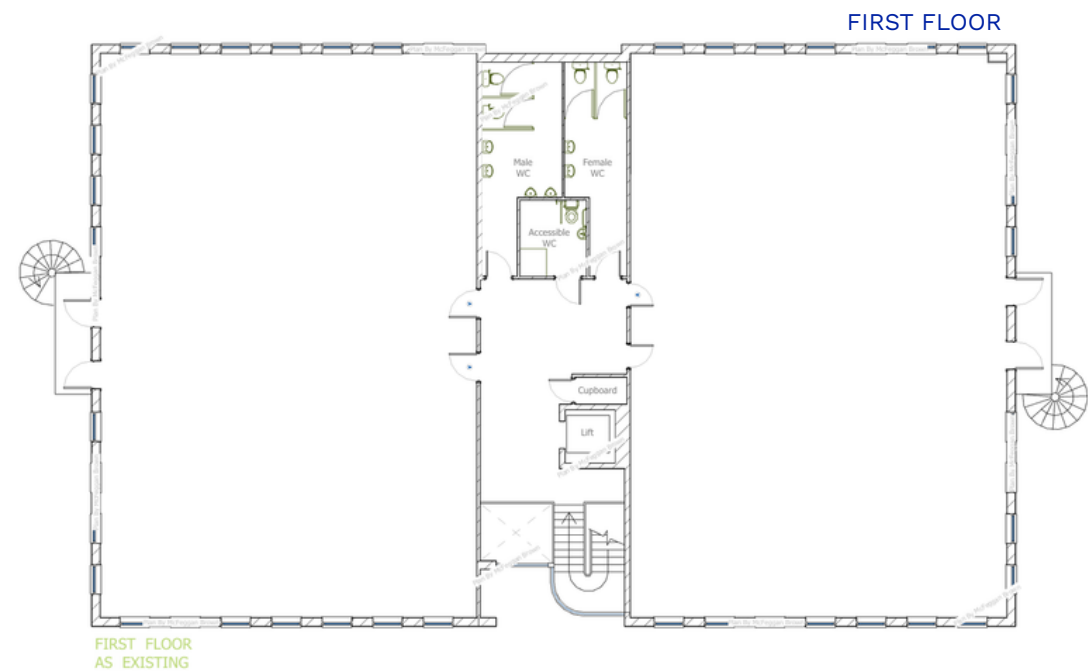
ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.





FLOOR PLANS





CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
FEBRUARY 2026



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