KINGSWOOD CIVIC CENTRE, HIGH STREET, KINGSWOOD, BRISTOL, BS15 9TR

BURSTON COOK
0117 934 9977



TO LET

MODERN OFFICES PROVIDING A MIX OF OPEN PLAN SPACE AND MEETING ROOMS

SIZE (NIA)

2ND Floor - 2,519 sq ft
LG Floor - 2,708 sq ft

£ QUOTING RENT

£15.50 PSF PAX

THE OPPORTUNITY

- Office accommodation located on the second floor providing a mix of open plan and partitioned meeting rooms.
- Light and bright lower ground floor accommodation suitable for training / office space
- Suitable for a range of different uses.
- Quoting £15.50 psf, per annum exclusive.

LOCATION

Kingswood Civic Centre is prominently situated in the heart of Kingswood, approximately 5 miles east of Bristol city centre. The property occupies a convenient and accessible location, within easy walking distance of Kingswood High Street, which offers a wide range of shops, cafés and local amenities. The area benefits from excellent public transport links, with regular bus services connecting Kingswood to Bristol city centre and the surrounding areas, together with good road access via the A420 and A4174 Avon Ring Road.

The accommodation is located on the second floor and lower ground floor of the Civic Centre, which hosts the registrar office for small ceremonies, council chamber, local library and training facilities.



DESCRIPTION

The available accommodation is situated on the second floor, with the additional benefit of a large training room at lower ground floor level. The second floor is arranged around a central corridor, with a number of partitioned offices positioned on either side with WC facilities and kitchenette. The lower ground floor provides an open plan training room with excellent natural light, together with its own kitchenette and WC facilities. There is also a passenger lift.

ACCOMMODATION

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

AREA	SQ FT	SQ M
SECOND FLOOR	2,519	234
LOWER GROUND FLOOR	2,708	252
TOTAL	**5,227**	**486**

NB: The floors are available to rent together or separately.

CAR PARKING

Car parking ratio of 1:307 sq ft.
NB: After 6pm, South Glos Council reserve the right to use the spaces.

TENURE

The premises is available by way of a new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed with the landlord.

RENT

Quoting £15.50 per sq ft, per annum exclusive.

SERVICE CHARGE

The tenant is to pay a service charge which is inclusive of the usual serivces, electricity, gas to the common areas and the demised areas and business rates.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

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VAT
All prices are exclusive of VAT if applicable.

EPC
The property has an Energy Performance rating of D (96).

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.

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
OCTOBER 2026


LOWER GROUND FLOOR

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