KINGSWOOD CENTRE, NEW CHELTENHAM ROAD KINGSWOOD, BRISTOL, BS15 4FS

BURSTON COOK
0117 934 9977



TO LET

SELF CONTAINED OFFICE PROVIDING PRACTICAL WORKING SPACE

SIZE (NIA)

927 - 3,709 sq ft
86 - 431 sq m

£ QUOTING RENT

£15.50 PSF PAX

THE OPPORTUNITY

- Office accommodation located in a modern, two storey office building
- 'Class E' premises offered to let—therefore suitable for a range of different occupiers.
- Quoting £15.50 per sq ft, per annum exclusive.

LOCATION

The Kingswood Centre is prominently situated in the heart of Kingswood, a well-established suburb approximately 4 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, restaurants and other local amenities. The area benefits from excellent public transport links, with regular bus services connecting Kingswood to Bristol city centre and the surrounding areas. The A420 provides convenient access to Bristol and the wider road network.

DESCRIPTION

The accommodation comprises the left-hand wing of a modern, two-storey office building, with the benefit of a shared reception area. The available accommodation is arranged over the ground and first floors and is predominantly configured as cellular office space, complemented by a number of larger open-plan rooms.



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	3,709	344.6
FIRST FLOOR	927	86.09
TOTAL	**4,636**	**430.69**

CAR PARKING

There are 10 allocated car parking spaces.

TENURE

The property 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 psf pax exclusive.

PLANNING

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

BUSINESS RATES

Interested parties are advised to make their own enquries direct with the Valuation Office agency website. www.voa.gov.uk.

VAT

All prices are exclusive of VAT if applicable.

EPC

An EPC is available upon request.

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

CONTACT

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