

Wellness Suite, Marina Gardens, 49 Martingale Way  
Portishead, Bristol, BS20 7SG





# TO LET

## Brand New, Purpose Built Spa/Wellness Suite

### LOCATION

The property is situated just off Harbour Road on the southern edge of Portishead Marina. The property is well located for the motorway (Junction 19 M5) and has easy access to Bristol, approximately 10 miles to the south.

### SITUATION

The property is situated on the ground floor of Marina Gardens, a residential block with commercial uses on the ground floor. The unit has frontage to both Harbour Road and Martingale Road. Waitrose, Bottelino's & Majestic Wine are all within close proximity.

### LOCATION

The property comprises a brand new, ground floor, purpose built spa/wellness suite to let. The unit is in excellent condition and fitted out to a modern and contemporary standard, benefitting from changing rooms, a hydrotherapy pool, sauna, steam room and fitness studio. The premises are located close to the Marina, newly established housing as well as other similar leisure / F&B operators. The unit presents a superb opportunity for an existing or aspiring operator to expand or start their own business.

A premium is available to interested parties upon request.

Wellness Suite, Marina Gardens, 49 Martingale Way, Portishead, Bristol, BS20 7SG



## ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:-

	Sq M	Sq Ft
Ground Floor	137.59	1,481

All figures taken in accordance with IMPS, incorporating the Code of Measuring Practice 6th Edition.

## TENURE

The premises are available to let on the basis of a new effective full repairing and insuring lease, terms to be agreed.

## RENT

For Rent On Application

## SERVICE CHARGE

A modest service charge will be applicable for communal repairs and upkeep of the wider estate. Further details provided upon request.

## LEGAL COSTS

Each party to bear their own costs.

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

### Nathan Clark

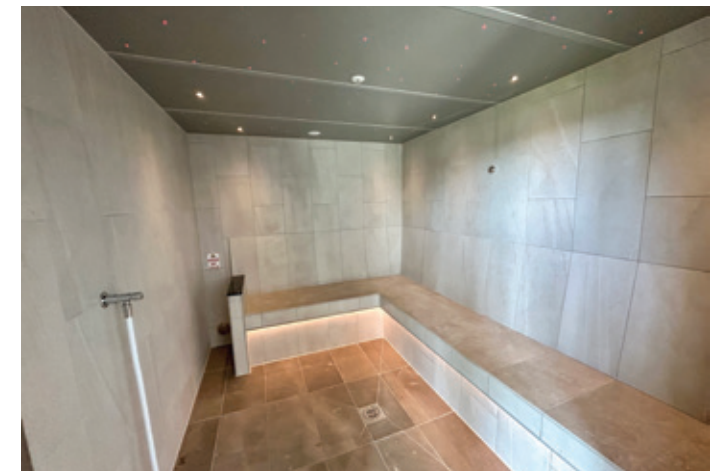
M 07983 460 230

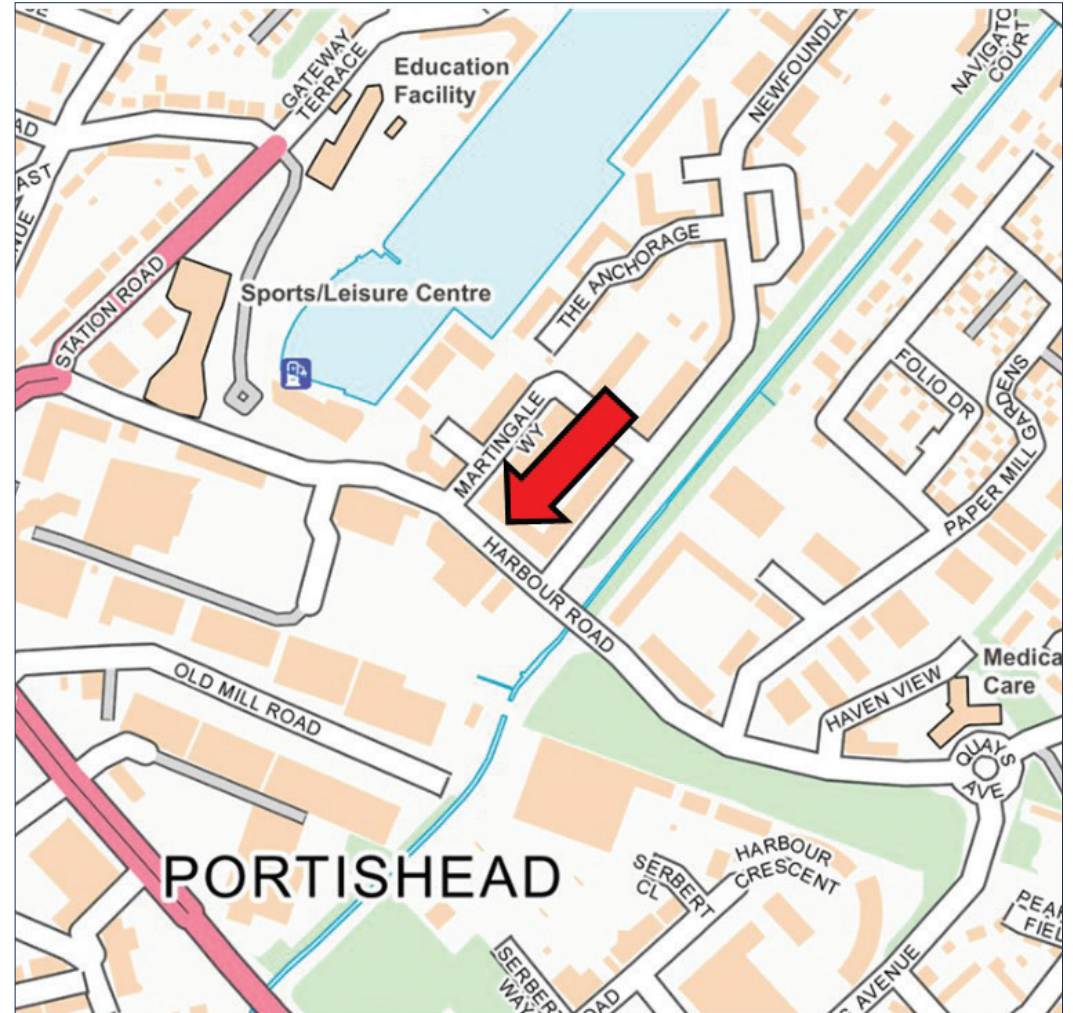
E nathan.clark@cs-re.co.uk

### Emily Dagg

M 07398 637345

E emily.dagg@cs-re.co.uk





26 Queen Square  
Bristol, BS1 4ND  
t 0117 973 1474  
e info@cs-re.co.uk

[www.cs-re.co.uk](http://www.cs-re.co.uk)

**Important notice:** These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

CSquared Real Estate LLP, a Limited Liability Partnership registered in England and Wales No 0C361785, Registered Office 82 Walcot Street, Bath, BA1 5BD Regulated by RICS.