

OFFICE SUITE/S DUE TO BE REFURBISHED

Verona House, Filwood Road, Fishponds, Bristol, BS16 3RY



- Bright office accommodation due to be refurbished
- A range of suites available from 1,200 – 5,100 sq ft
- Modern specification to include passenger lift, LED lighting, air conditioning, and shower facilities
- Excellent parking provision in secure gated car park
- New, flexible lease terms available



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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LOCATION

Fishponds is situated approximately 3 miles north east of the city centre just off the A432 arterial road and approximately 1 mile east of Junction 3 of the M32 motorway in a principally residential suburb of the city, with a mixture of commercial and industrial uses in the immediate vicinity. The property is situated on Filwood Road, offering easy access to local amenities to include bars, restaurants, cafés, and local retail shops. Morrisons and Lidl are also within short walking distance.

DESCRIPTION

The property comprises a mixed-used building and the available accommodation is located on the first floor. The space offers predominantly open plan accommodation with kitchen and break out space and can be taken as a whole or split to create smaller suites.

The specification includes raised access floors with floor boxes, suspended ceiling and recessed LED lighting, air conditioning, gas central heating radiators, double glazed openable windows, male and female WCs, and shower facilities.

ACCOMMODATION

The space can be split to offers suites of the following approximate net internal floor areas in accordance with the RICS Code of Measuring Practice:

Suite A:	1,200 sq ft	(112 sq m)
Suite B:	2,260 sq ft	(210 sq m)
Suite C:	2,840 sq ft	(264 sq m)
Suite D:	5,100 sq ft	(474 sq m)

TENURE

The suites are available by way of new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the whole office suite has a rateable value of £26,250. If the suite is split then a new rates assessment will be required to establish the exact rates payable.

PLANNING

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

VAT

We have been advised that the property is not elected for VAT.

EPC

An EPC has been commissioned.

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:

FAO: Vicki Grimshaw MRICS

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SUBJECT TO CONTRACT

May 2024



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