



89 Soundwell Road

, Bristol, BS16 4QR

£19,500 (From) Per Annum

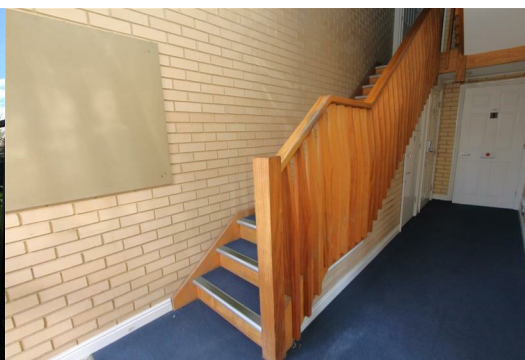


A two storey self contained suite of offices 1997 sq ft.

Good links to Avon Ring Road and motorway network
Open plan accommodation, gas central heating
Allocated parking spaces

PLANNING: All enquiries should be made to South Gloucestershire Planning Department

LEASE: The premises are being offered with the benefit of a new lease on terms to be agreed



INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 20'8" x 6'10" (6.3m x 2.1m)

Accessed via private entrance, radiator, power points, stairs rising to first floor landing, doors to rooms.

OFFICE ONE 25'7" x 20'4" (7.8m x 6.2m)

to maximum points. Double glazed windows to front and side aspects, radiator, power points, doors to rooms.

MANAGER'S OFFICE 11'1" x 9'2" (3.4m x 2.8m)

Double glazed window to side aspect, power points.

MAIN OFFICE 20'0" x 17'8" (6.1m x 5.4m)

Double glazed windows to side aspects, fire escape to side aspect, radiators, power points, walk in storage room, door leading to kitchen and shower room.

KITCHEN 11'9" x 7'6" (3.6m x 2.3m)

Double glazed windows to side aspect, range of matching wall and base units with roll top work surfaces, stainless steel with mixer tap over, wall mounted gas combination boiler, radiator, power points, tiled splashbacks to all wet areas.

SHOWER ROOM 7'6" x 6'6" (2.3m x 2m)

Obscured double glazed window to side aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and shower cubicle with electric shower over, radiator, tiled splashbacks to all wet areas.

WC 5'10" x 4'7" (1.8m x 1.4m)

Accessed via entrance hallway. Two piece suite comprising wash hand basin and low level WC, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING

Door leading to WC and main first floor office.

WC 4'3" x 3'7" (1.3m x 1.1m)

Matching two piece suite comprising wash hand basin and low level WC, tiled splashbacks to all wet areas.

MAIN FIRST FLOOR OFFICE 25'7" x 20'4" (7.8m x 6.2m)

Double glazed windows to front and side aspects, radiators, power points, door to secondary first floor office.

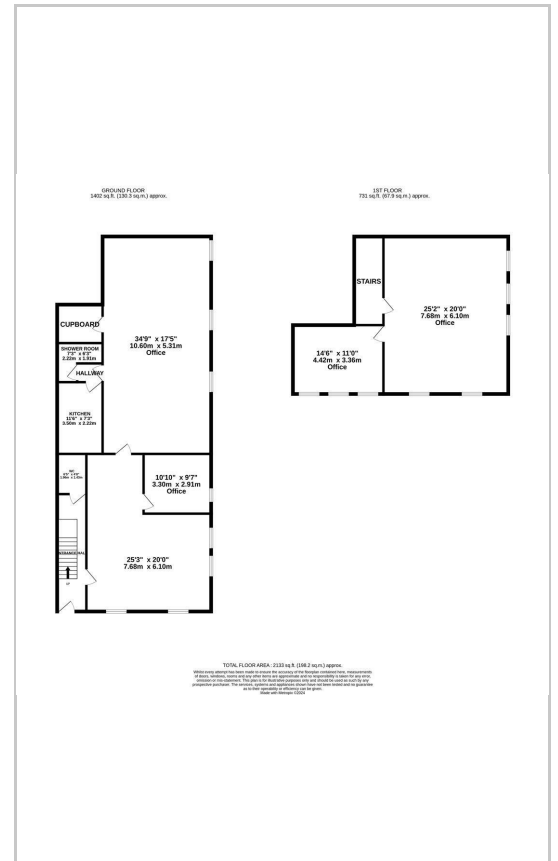
SECONDARY FIRST FLOOR OFFICE 14'9" x 10'9" (4.5m x 3.3m)

Double glazed window to front aspect, radiator, power points.

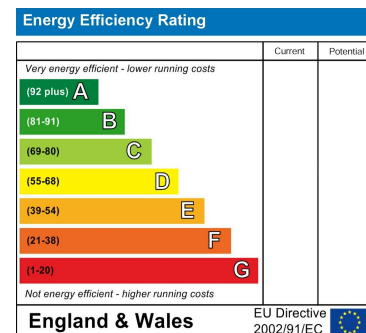
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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