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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

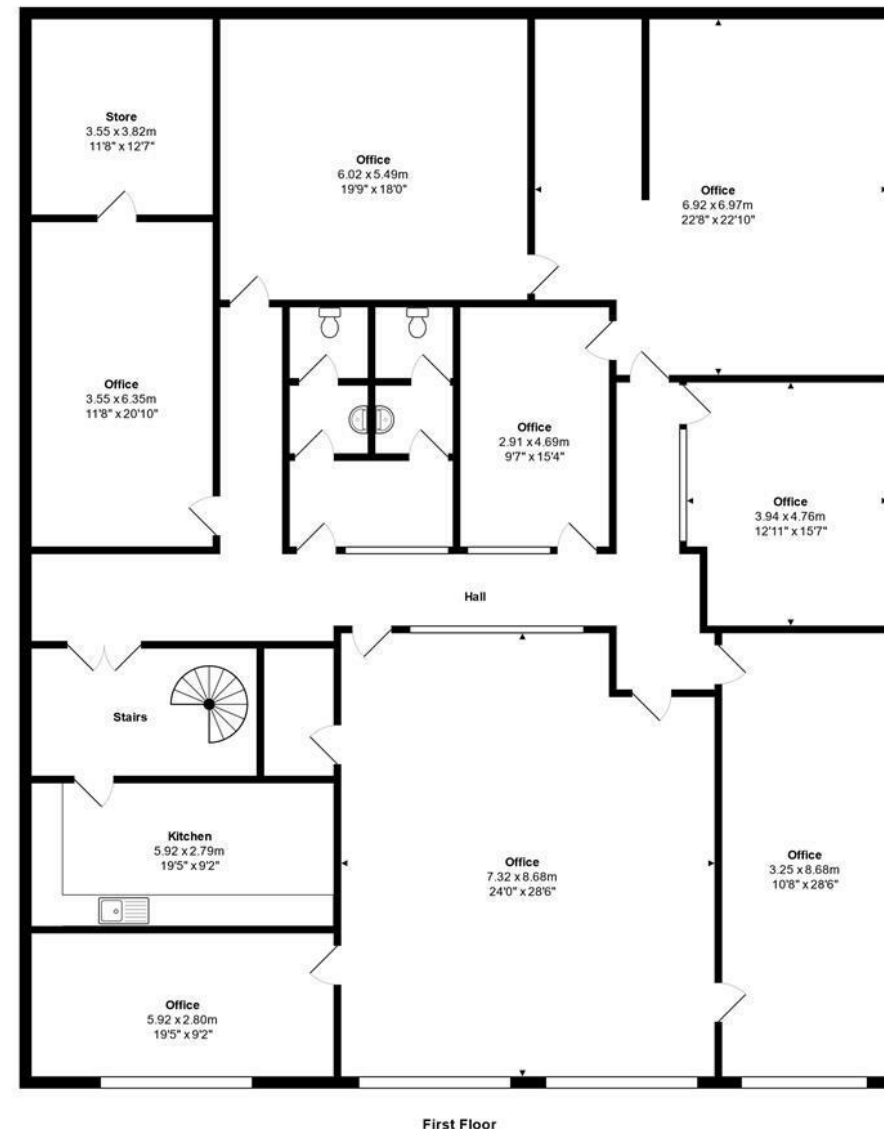
## Newbridge Trading Estate, Newbridge Close, Brislington, BS4 4AX



£45,000 Per Annum

OFFICES TO RENT Well appointed self contained offices extending in total to 364sqm (3918sqft)

- Well specified modern office accommodation extending to 364sqm (3918sqft) gross
- Ground floor reception area leading to first floor offices.
- Offices are air conditioned
- Understood to have CAT 5 cabling
- Kitchen, storage, male & female wc's
- Double glazing
- 10 Parking spaces (5 covered)
- Established trading estate location with easy access to the A4 Bath Road, Avonmeads & M32
- Bristol Temple Meads Railway Station just over 2 miles
- Available on a new lease. NB Rent is plus Vat



Total Area: 383.8 m<sup>2</sup> ... 4131 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.  
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## Newbridge Trading Estate , Newbridge Close, Brislington, BS4 4AX

The property comprises self contained offices forming the first floor of a modern warehouse and storage unit set on the established Newbridge Trading Estate in Brislington just to the east of Bristol City Centre and with good access to the M32, Avonmeads, the A4 and Bristol Ring Road. Bristol City Centre is approximately 2 miles away as is Bristol Temple Meads Railway Station.

The offices are well appointed throughout with air conditioning to the office space, double glazed windows and fitted floor coverings. Cat 5 cabling. The offices are self contained accessed through a private reception area having its own front entrance door and a spiral staircase leading to the offices which are on the first floor. The offices vary in size and are arranged in rooms with storage, kitchen and male and female wc's.

Externally 10 car parking spaces are included including 5 covered spaces with more spaces available given the opportunity to tandem park.

In fuller detail the accommodation comprises (all measurements are approximate):

### GROUND FLOOR

#### RECEPTION 8.17m x 4.41m (26'9" x 14'5")

With spiral staircase to first floor. Private entrance door and window.

### FIRST FLOOR

#### LANDING

OFFICE 7.32m x 8.68m to max (24'0" x 28'5" to max)

CUPBOARD (INTERNAL) 2.51m x 1.36m (8'2" x 4'5")

OFFICE 5.92m x 2.80m (19'5" x 9'2")

OFFICE 8.72m x 3.26m (28'7" x 10'8")

OFFICE 6.71m x 5.29m (22'0" x 17'4")

OFFICE 4.49m x 2.76m (to max) (14'8" x 9'0" (to max))

OFFICE (INTERNAL) - BOARD ROOM 6.0m x 5.42m (19'8" x 17'9")

OFFICE (INTERNAL) 4.76m x 3.0m (15'7" x 9'10")

#### OFFICE (INTERNAL) - COMPUTER ROOM overall 10.28m x 3.63m (overall 33'8" x 11'10")

Divided into two rooms with air conditioning to part. Please note. A part of this room will be specifically excluded from the tenancy and the landlord will need access to it on occasion as it is plant/computer room.

#### KITCHEN (INTERNAL) 5.96m x 2.80m (19'6" x 9'2")

Electric panel heater. Fitted wall and floor units and inset sink unit.

### OUTSIDE

The property has a pedestrian approach to the front door from Newbridge Close adjacent to where there are 10 parking spaces, 5 of which are covered. A greater number of parking spaces are available if the option to tandem park is employed.

### TERMS

The property is available to let on a new lease for a minimum term of 10 years with a rent review at 5 years. The Rent will be subject to VAT at the standard rate.

The tenants will be responsible for internal repairs and a percentage of external repairs collected by means of a service charge.

### RATING ASSESSMENT

Not yet assessed.

### ENERGY PERFORMANCE CERTIFICATE

Certificate Number 0104-7034-2002-0308-0006. The Rating is 46B. A copy of the EPC is available on request.

