



MIDDLE BRIDGE BUSINESS PARK

PORTIS FIELDS, BRISTOL ROAD PORTISHEAD, BRISTOL, BS20 6PN



£395,000

Fully let modern premises providing a ground floor office of approximately 1,000 sq ft and a first floor office of 1,285 sq ft. The building benefits from 10 allocated parking spaces, shared toilets and kitchen, air conditioning, modern office lighting and is located in an established office complex in Portishead within easy reach of the M5.

The property is let to 2 tenants at a combined rent of £33,196pa (plus VAT and service charge) although vacant possession of the ground floor may be available if required.

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UNIT 16, MIDDLE BRIDGE BUSINESS PARK, PORTIS FIELDS, BRISTOL ROAD PORTISHEAD, BRISTOL BS20 4DN



TOTAL FLOOR AREA: 2285 sq.ft. (212.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION

A modern two storey office of approximately 2,285 sq ft (212 Sq m) with additional shared toilets facilities, kitchen and entrance hall. The ground floor is let at £15,196 pa and the first floor is let at £18,000pa (plus VAT and service charge).

The building is therefore fully let producing £33,196pa.

LOCATION

Situated in a modern office complex just off Portbury Common, providing easy access to the M5.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied on. The first floor tenant has since made some internal non structural changes to the layout.

ACCOMODATION / LEASE DETAILS

GROUND FLOOR

The ground floor suite provides approximately 1,000 sq ft (92.9 sq m) IPMS3 / Net Internal Area with the benefit of 4 designated parking spaces.

The office is let on a 5 year internal repairing and insuring term from November 2017 at £15,192 pa subject to VAT and service charge although the tenant is currently offering the lease as available for assignment and may consider a lease surrender if vacant possession is required.

FIRST FLOOR

The first floor suite provides approximately 1,285 sq ft (119.4 sq m) IPMS3 / Net Internal Area with the benefit of 6 designated parking spaces.

The office is let on a 5 year term from October 2020 at £18,000pa plus VAT and service charge (and 6 month deposit and personal guarantee for the first 3 years) subject to a 3 year tenant break option and rent review.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

BUSINESS RATES

The rateable value with effect from April 2017 is £13,500 for the ground floor, and £17,500 for the first floor.

VIEWING

Strictly by appointment with Maggs and Allen only.

VAT

All figures quoted are exclusive of vat unless otherwise stated. VAT is applicable to all figures quoted.

NOTES

Please note, library photographs have been used for the first floor and will be updated in due course.

CONTROL OF ASBESTOS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



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