

Old Street Clevedon BS21 6BY

£1,160 Per Month

marktemplar







COMMERCIAL, LAND & DEVELOPMENT

**OFFICES TO LET**  
From 178sq. ft to 2,745sq. ft  
Enquire within or Email: jon@domus.co.uk or Tel: 01296 499 601







 PROPERTY TYPE Office	 HOW BIG 635.00 sq ft	 WARMTH
 PARKING	 BUSINESS RATEABLE VALUE	 EPC RATING D

Welcome to Domus House, where professional office spaces are redefined with a touch of elegance and functionality. Each office is meticulously designed with stylish fittings, creating a sophisticated and modern work environment.

Formerly a job centre within Clevedon Town Centre, the building has since been refurbished, modernised and renamed to Domus House. As a modern detached office building it has a spacious ground floor and two further floors with double-glazing throughout. The open plan ground and first floors are bright and light. The second floor offers an attractive and practical modular layout.

The building features disabled access and a lift to all floors, ensuring that everyone can easily navigate the space. In addition to the individual office spaces, Domus House offers a range of shared amenities for the convenience of all occupants. A communal kitchen facility is available for use, perfect for grabbing a quick snack or preparing a meal during the workday. Domus House also offers shared spaces on the first and second floor landings. These areas have been specifically designed for informal meetings or if you need to take a break from your desk.

There's also a signature Conference Room on the first floor for up to 10 people. It is available to hire for board meetings, training, interviews, video conferences, and workshops.

Outside and to the rear of the building there are two garden areas, perfect for relaxing and enjoying your lunch outdoors.

Each office comes with one allocated parking space, found at the rear of the building. Parking is also available nearby, including Marsden Road, Great Western Road and the 'B & M' car park for short stay.

There is round the clock CCTV security camera coverage, internally and externally. Access and alarms are controlled with key fobs and a security panel.

With bills and internet included in the monthly rent, tenants can focus on their work without any additional hassle.



**VAT** - Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase or rental. We recommend that prospective purchasers or lessees establish the VAT implications before entering into any agreement.

**Services** - We are advised that mains electricity, water and sewerage are connected to the premises. We confirm we have not tested any of the service installations, and any occupier must satisfy themselves independently as to the state and condition of such items.

**Rates** - Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

References, Financial and accountancy references may be sought from any prospective tenant prior to agreement.

**Legal Costs** - All parties to pay their legal costs.

**Asbestos Regulations** - It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Mark Templer Commercial, Land and Development and accordingly we recommend you obtain advice from a specialist source.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Referral fee £255 + VAT. All referral fees are included within any quotes provided by the named companies.



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FIRST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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