



MAGGS & ALLEN

17 APEX COURT
BRADLEY STOKE, BRISTOL, BS32 4JT

£10,000 Per Annum

- Well presented office
- Approximately 767 sq ft
- New lease available
- Air conditioning/heating
- 2 Parking spaces



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A well presented first floor office suite extending to approximately 767 sq ft, featuring partitioned office spaces, an adjoining kitchenette, and a dedicated meeting room. The office is finished to a high standard and benefits from 2 parking spaces, air conditioning/heating and double glazing throughout.

LOCATION

Situated within Apex Court, just off Woodlands Way in Almondsbury, the property enjoys a highly accessible location with excellent connectivity. It is conveniently positioned for access to the A38 and M5 motorway, making it ideal for commuters and businesses requiring strong transport links.

LEASE DETAILS

Offered to let on a new Internal Repairing term. The rent is inclusive of service charge, estate service charge, water (fair use), insurance and building maintenance. Each party to incur their own respective legal fees.

We understand that VAT is applicable to the rent quoted.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied on.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: C (expires August 2032).

BUSINESS RATES

The rateable value with effect from April 2026 for the first floor is £9,100. We therefore expect those eligible for small business relief to benefit from 100% rate relief.

We advise all interested parties to confirm directly with the local authority.

VAT

All figures quoted are exclusive of vat unless otherwise stated.

VIEWING

By appointment with Maggs & Allen.

TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

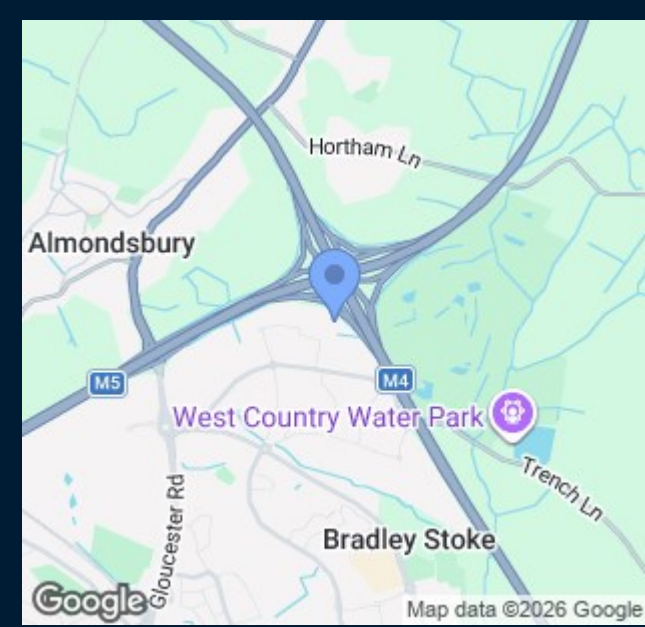
CONTROL OF ASBESTOS REGULATIONS

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 the interested parties to make their own enquiries.

CODE FOR LEASING BUSINESS PREMISES

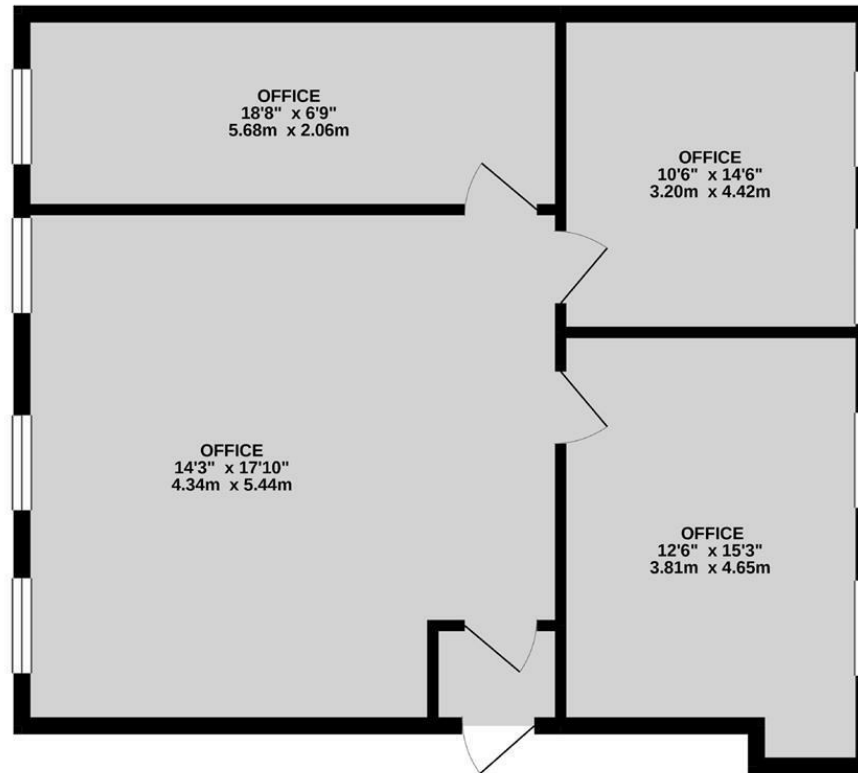
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

FIRST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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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