



6 ECLIPSE OFFICE PARK

STAPLE HILL, BS16 5EL



£16,600 PER ANNUM

INCENTIVES AVAILABLE

Modern two storey office space of approximately 2,386 sqft benefitting from 6 allocated parking spaces, gas central heating, kitchenette and shared w/c. Situated within close proximity to the shops and amenities of Staple Hill Road providing easy access to the city centre. Offered for let on a new Effectively Full Repairing and Insuring lease subject to service charge.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

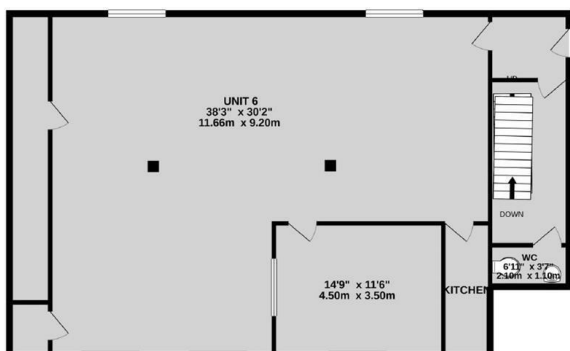
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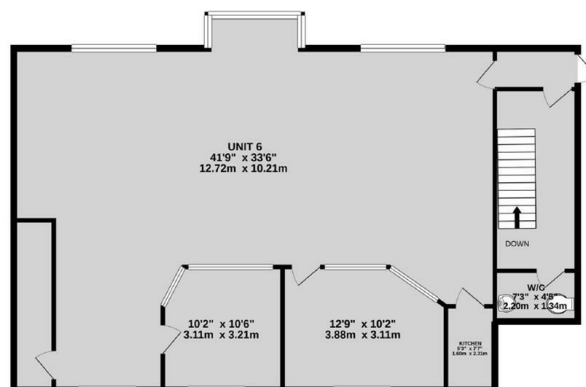


FIRST AND SECOND FLOOR OFFICES, 6 ECLIPSE OFFICE PARK, STAPLE HILL, BS16 5EL

1ST FLOOR
1406 sq.ft. (130.6 sq.m.) approx.



2ND FLOOR
1441 sq.ft. (133.9 sq.m.) approx.



TOTAL FLOOR AREA : 2847 sq.ft. (264.5 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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DESCRIPTION

Modern, light predominantly open plan two storey offices benefiting from gas central heating, kitchen, and 6 allocated parking spaces.

LOCATION

Situated just off Staple Hill Road, which is located between Staple Hill High Street and Fishponds Road.

FLOOR PLAN

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

BUSINESS RATES

The rateable value for the First Floor, effective from April 2017, is £10,250.

The Second Floor is currently rated together with the Second Floor Unit, 5, so will need to be re-rated.

In addition we understand parking is rated at at £300 per space.

LEASE DETAILS

Offered on a new Internal Repairing & Insuring Lease, subject to service charge. Each party to incur their own legal costs.

SERVICE CHARGE

Service charge to include estate service charge, gas, water, and electricity in common areas. Further details available on request.

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.

ENERGY PERFORMANCE CERTIFICATE

Rating: D (expires Feb 2022).

VAT

We understand VAT is applicable to the rent.

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.

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 interested parties to make their own enquiries.



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.