

# MAGGS & ALLEN

SUITES 6 & 7 CASWELL PARK

CASWELL LANE CLAPTON IN GORDANO, BRISTOL,  
BS20 7RT

**£1,000 Per Month**

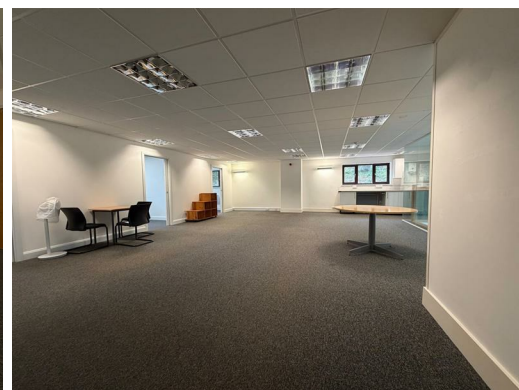
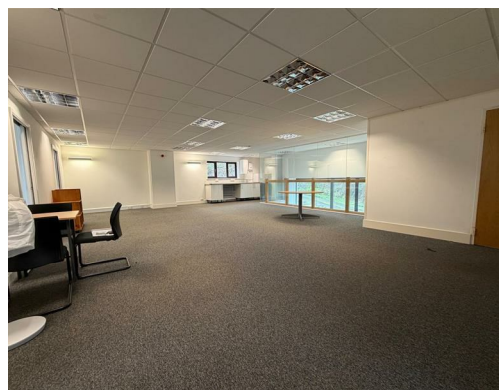
- Modern Office Suite
- Approximately 1,325 sq ft
- Ample Parking
- Pleasant rural setting



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

A modern detached office complex set within an attractive rural location, offering ample off-street parking and stunning surrounding views. The property is conveniently located close to the villages of Clapton-in-Gordano and Portishead, with excellent access to the M5 motorway.

Suites 6 and 7 are currently available, providing approximately 1,325 sq ft (123 sq m) of open-plan office accommodation. The suites include a kitchenette, access to a shared breakout room, and two WC facilities. The office space benefits from a suspended ceiling with LED lighting, perimeter trunking, electric panel heating, and partial air conditioning.

## LOCATION

Situated in a quiet residential area just off Naish Hill and Clapton Lane, the property enjoys easy access to the town of Portishead, which offers a wide range of shops, restaurants, and local services.

The property is also well positioned for commuters, with straightforward access to the M5 motorway, providing convenient connections to Bristol and the wider motorway network. The surrounding area benefits from attractive countryside and nearby rural walks, making it an appealing and accessible location for both business and leisure.

## LEASE DETAILS

Offered to let on an internal repairing and insuring basis, subject to a service charge, currently £7,200pa. The service charge includes reasonable use of electricity, water, general maintenance to the building, cleaning of the communal areas and high speed broadband.

## BUSINESS RATES

The rateable value with effect from April 2026 is £19,500.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating: C (valid until December 2032)

## FLOOR PLAN

A floor plan is provided for indicative purposes only and should not be relied upon. The demise offered is highlighted in red.

## VAT

We are informed VAT is not applicable.

## VIEWINGS

By appointment with Maggs and Allen.

## TENANT APPLICATION FEE

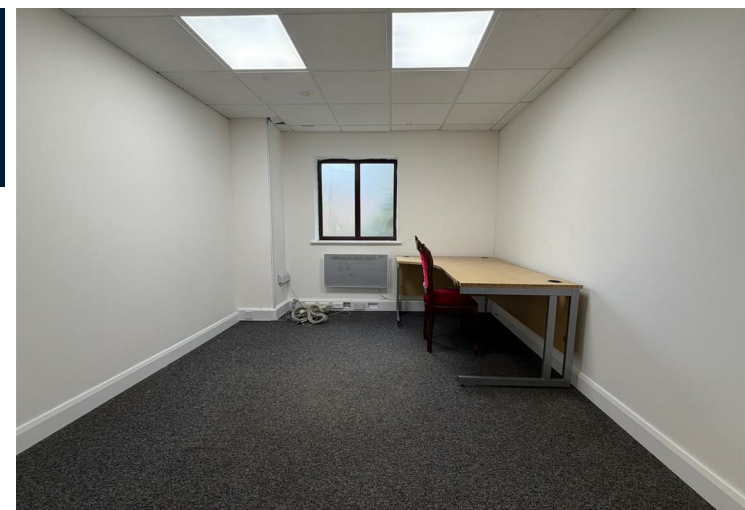
The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

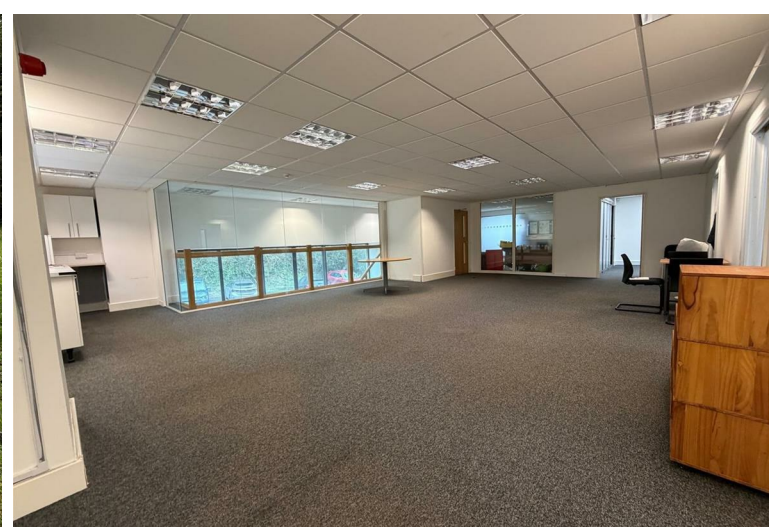
## CONTROL OF ASBESTOS REGULATIONS

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 interested parties to make their own enquiries.

## CODE OF LEASING BUSINESS PREMISES

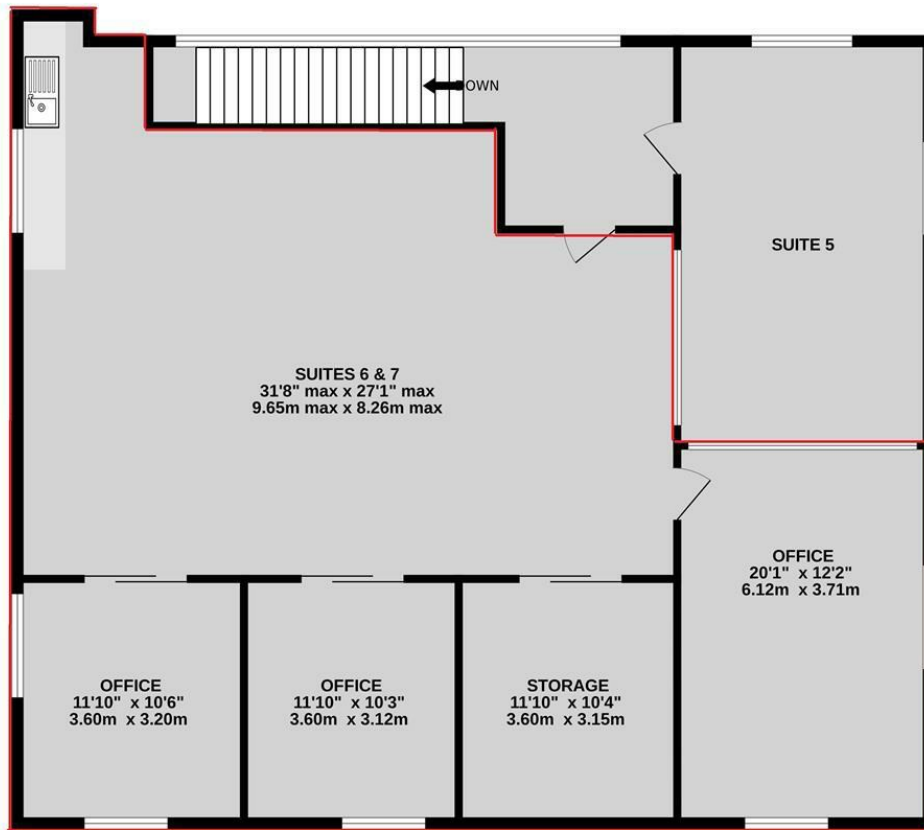
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.





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**  
1325 sq.ft. (123.1 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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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