

# MAGGS & ALLEN

FIRST FLOOR 16 MIDDLE BRIDGE BUSINESS PARK  
PORTIS FIELDS, BRISTOL ROAD, PORTISHEAD, BS20 6PN



£16,000 PER ANNUM

Modern first floor offices of approximately 1,285 sq ft with additional shared toilets and kitchen. The unit benefits from 6 allocated parking spaces, air conditioning, modern LED lighting and is predominantly open plan with 3 glass partitioned offices with internal privacy blinds.

The offices are offered to let on a new internal repairing and insuring basis (at approx. £13.50 per ft<sup>2</sup>), subject to service charge, and are located in a Portishead providing easy access to the M5. Available May 2024.

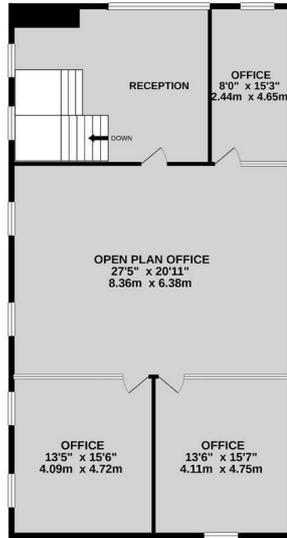
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# FIRST FLOOR 16 MIDDLE BRIDGE BUSINESS PARK, PORTIS FIELDS, BRISTOL ROAD, DORTCHLEAD BS20 4DN

1ST FLOOR  
1285 sq.ft. (119.4 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 the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used in such by any prospective purchaser. The services, systems and equipment shown here are not guaranteed and no guarantee, as to their operability or efficiency can be given.  
Maggs & Allen (2022)

## DESCRIPTION

Modern first floor offices of approximately 1,285 sq ft with additional shared toilets and kitchen. The unit benefits from 6 allocated parking spaces, air conditioning, modern LED lighting and open plan. The offices are offered to let on a new internal repairing and insuring basis (at approx. £13.50 per ft<sup>2</sup>), subject to service charge, and are located in a Portishead providing easy access to the M5.

## LOCATION

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

## FLOOR PLAN / PHOTOS

The floor plan is provided for indicative purposes only and should not be relied on. Please note, library photos have been used which shall be updated in due course.

## ACCOMODATION

The first floor suite provides approximately 1,285 ft<sup>2</sup> (119.4 m<sup>2</sup>) on an IPMS3 and Net Internal Area basis.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C

## LEASE DETAILS

Offered to let on a new internal repairing and insuring basis, subject to service charge and VAT.

Service charge information available on request.

Each party to incur their own respective legal fees.

## TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £300 plus VAT (£360 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.

## BUSINESS RATES

The rateable value for the first floor office with effect from April 2023, is £18,000.

## VIEWING

Strictly by appointment with Maggs and Allen only

## VAT

All figures quoted are exclusive of vat unless otherwise stated.

VAT is applicable to the property.

## 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.



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.