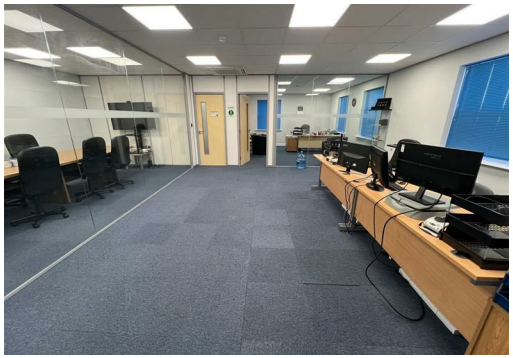


MAGGS & ALLEN

6 PORTIS FIELDS

PORTISHEAD, BRISTOL, BS20 6PN

Asking Price £425,000

- For Sale / To Let
- Modern Headquarters
- 10 Allocated Parking Spaces
- LED Lighting
- Air Conditioning
- Countryside Views

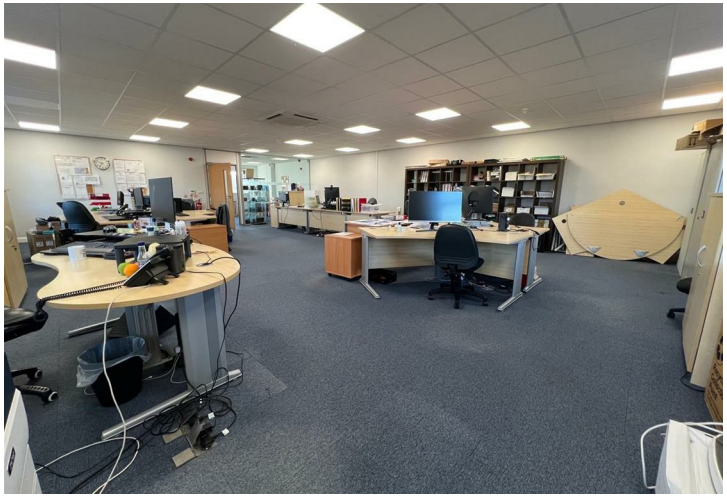
RICS
Regulated by RICS

Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA
0117 973 4940
www.maggsandallen.co.uk

MAGGS & ALLEN

6 PORTIS FIELDS, PORTISHEAD, BRISTOL, BS20 6PN

Asking Price £425,000



DESCRIPTION

A modern two storey semi detached office Head Quarters providing approximately 2,290 ft² (Net Internal Area) with 10 allocated parking spaces. The offices benefit from a modern suspended office ceiling with LED lighting and air conditioning/heating, and stunning views over the neighbouring countryside.

This property is available for sale at £425,000, and is also available to let at £30,000pa.

LOCATION

Portis Fields (also known as Middle Bridge Business Park) is a a modern business park in Portishead, providing easy access to the motorway networks.

FLOOR AREA

Ground Floor - Approx 994 ft² (92.3 m²) Net Internal Area
First Floor - Approx. 1,297 ft² (120.5 m²) Net Internal Area
In addition, there is a reception area, male and female toilet facilities, kitchen and under stairs storage area.

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B (valid to December 2034).

BUSINESS RATES

The Rateable Value with effect from April 2023 is £32,750.

TENURE

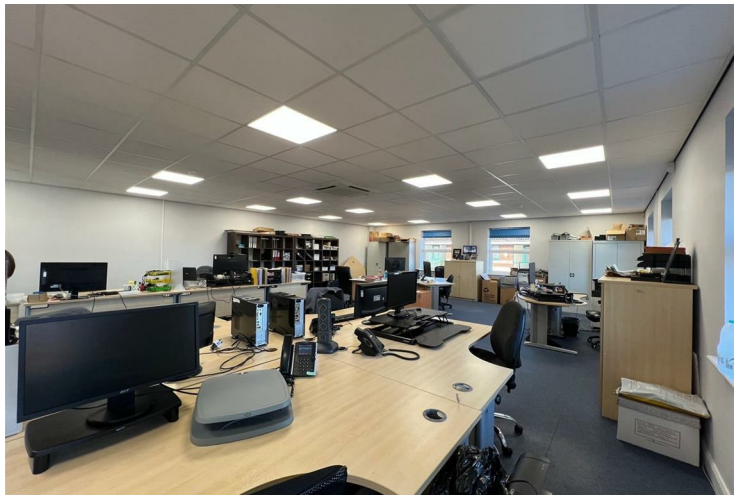
The property is available for sale on a freehold basis and with vacant possession. It is alternatively available to let at £30,000pa on a new fully repairing and insuring basis.

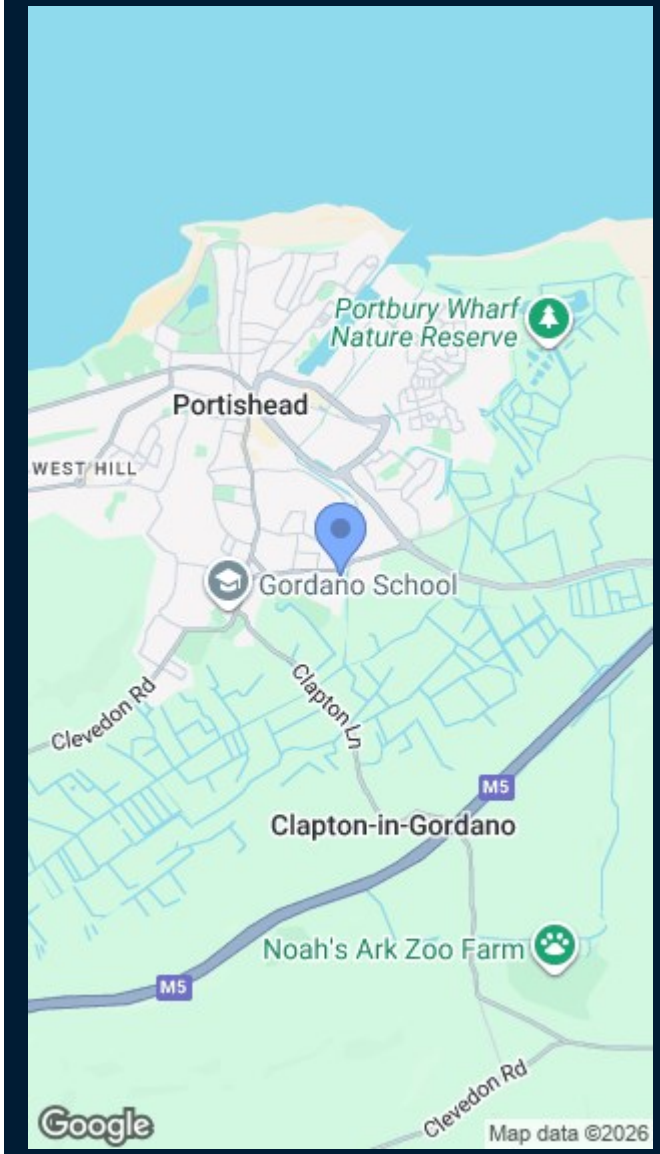
VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

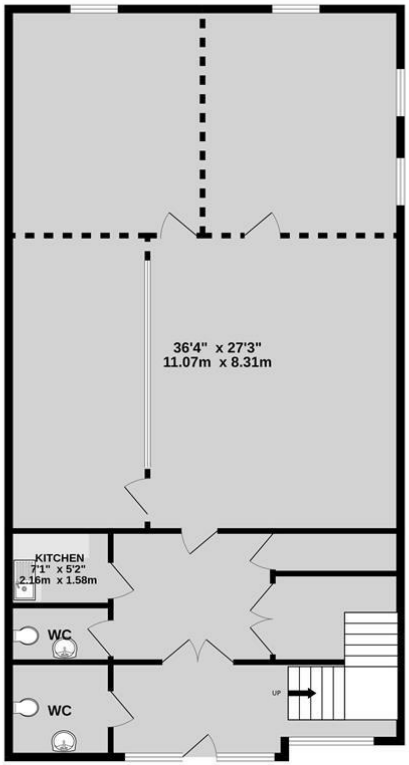
By appointment.



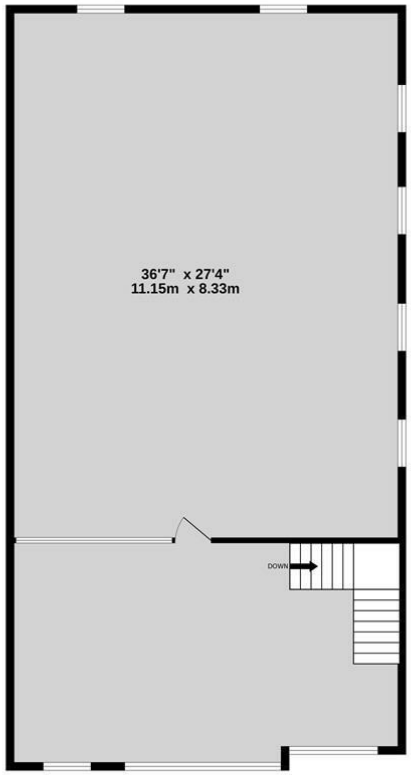


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.

GROUND FLOOR
1411 sq.ft. (131.1 sq.m.) approx.



1ST FLOOR
1428 sq.ft. (132.7 sq.m.) approx.



TOTAL FLOOR AREA : 2840 sq.ft. (263.8 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.
Made with Metropix ©2024

22 Richmond Hill, Clifton, Bristol, BS8 1BA
0117 973 4940
www.maggsandallen.co.uk

MAGGS & ALLEN