

# MAGGS & ALLEN

GROUND FLOOR OFFICES  
CORONA BUILDINGS  
WOOD ROAD  
KINGSWOOD, BRISTOL, BS15 8DT

**£15,000 Per Annum**

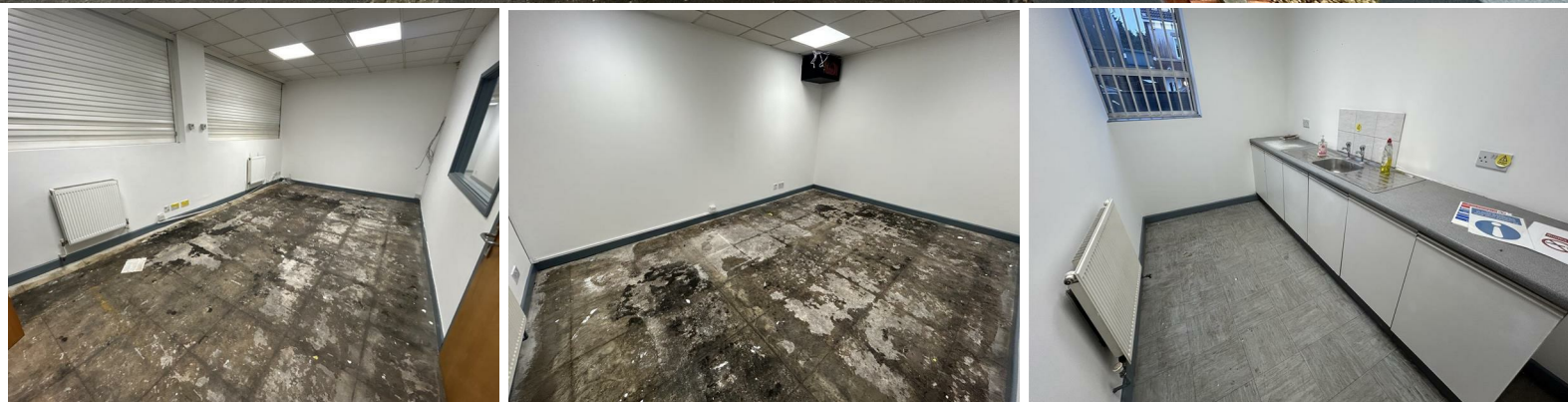
- Office To let
- Allocated Parking
- Close to Kingswood High Street
- Would Suit Variety of Uses
- New Lease Available



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

**0117 973 4940**

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





## DESCRIPTION

A ground floor office of approx 1,500 ft<sup>2</sup> with additional toilet facilities. The property benefits from security shutters and 2 allocated parking spaces, although further parking is available by negotiation. The premises is currently partitioned to create various separate offices, although these could potentially be removed to create an open plan office if preferred. The property would suit a variety of other uses, such as a gymnasium or meeting hall, etc, subject to obtaining the necessary planning consents.

## LOCATION

The property is situated on Wood Road in Kingswood, within easy reach of the shops and amenities of Kingswood High Street

## ACCOMODATION

Gross Internal Area: approx. 1,716 ft<sup>2</sup> / 159.4 m<sup>2</sup>

Net Internal Area: approx. 1,500 ft<sup>2</sup> / 139.4 m<sup>2</sup>.

## BUSINESS RATES

We understand the unit is current included within the rating of the neighbouring industrial unit. The premises will therefore need to be rerated.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D (Valid until 7 June 2030)

## VIEWINGS

By appointment.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## LEASE DETAILS

The offices are available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

## FLOOR PLAN

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

## TENANT APPLICATION FEE

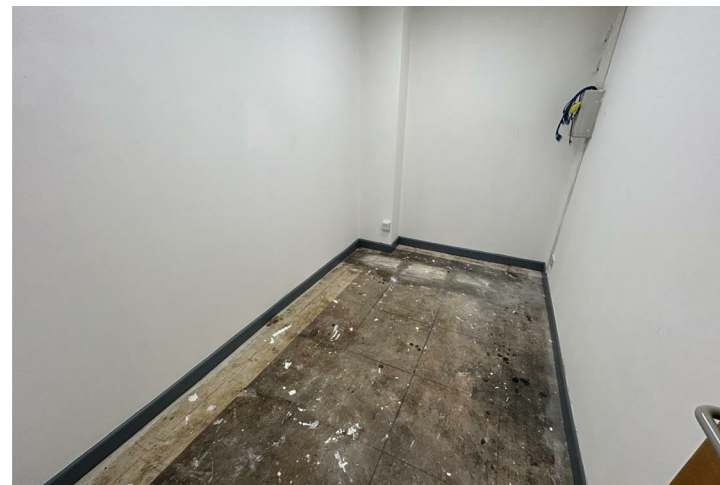
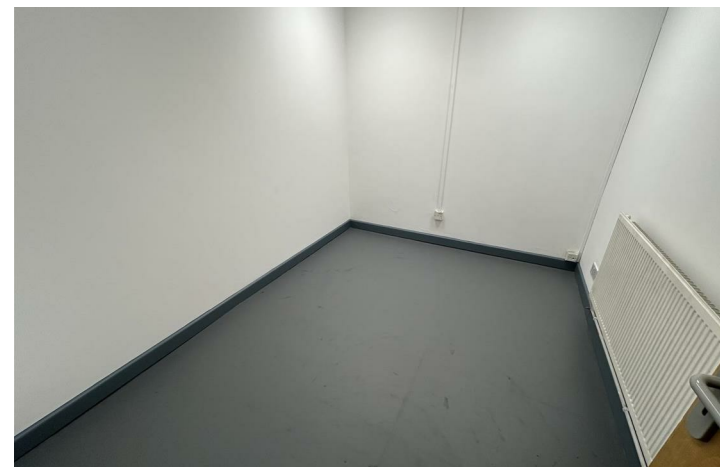
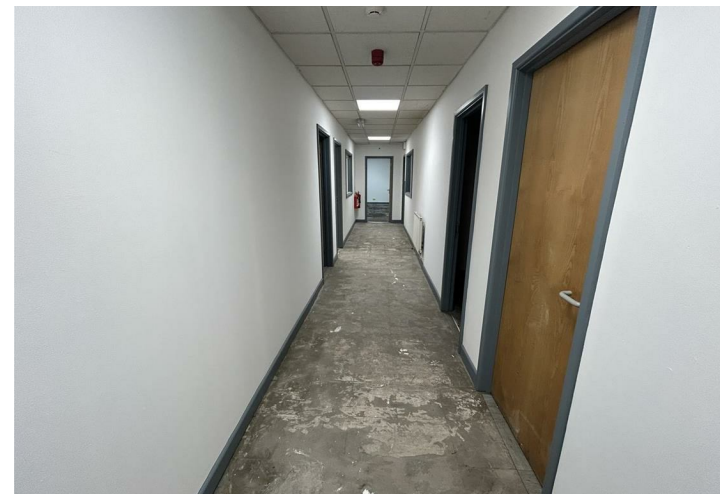
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## CODE FOR LEASING BUSINESS PREMISES

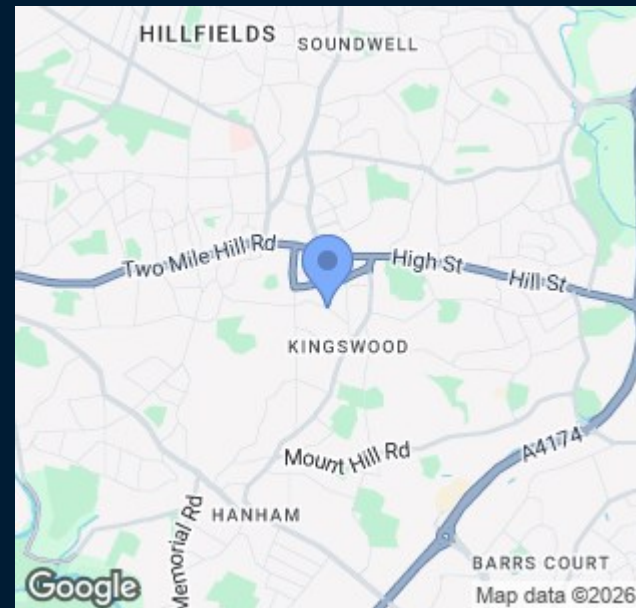
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

## 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.



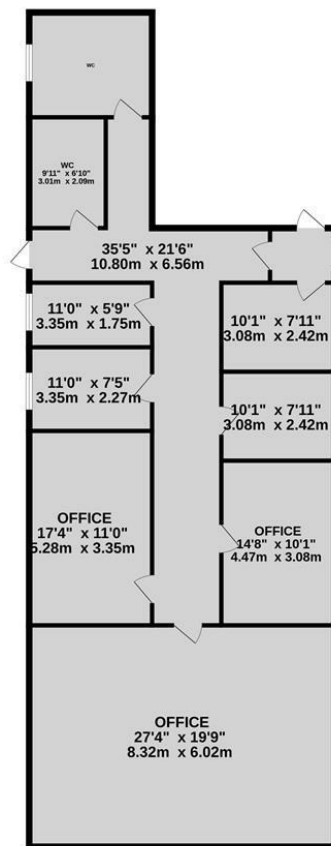




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



GROUND FLOOR



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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