

# MAGGS & ALLEN

15 THE COURTYARD  
BRADLEY STOKE, BRISTOL, BS32 4NQ



ASKING PRICE £195,000

Modern, light and well presented first and second floor offices totalling approximately 1,548 sq ft located within The Courtyard, Woodlands. The first floor features an office area, breakout room, kitchenette, and toilet facilities. The second floor offers additional open plan space, storage, and toilet. Key benefits include 3 designated parking spaces, air conditioning, gas central heating, and optional furniture.

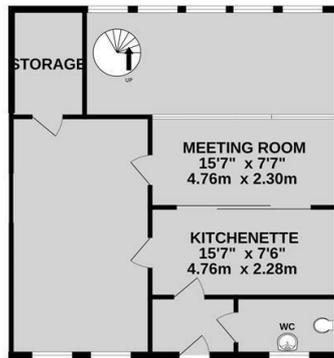
22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

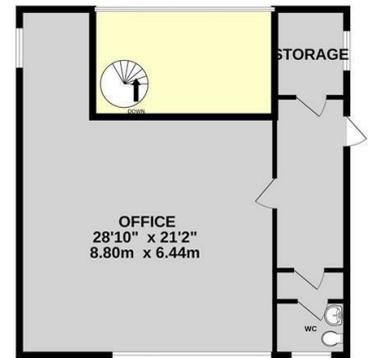
[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

# 15 THE COURTYARD, BRADLEY STOKE, BRISTOL, BS32 4NQ

FIRST FLOOR



SECOND 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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## DESCRIPTION

Modern, light and well presented first and second floor offices totalling approximately 1,548 sq ft. The first floor features an office, breakout room, kitchenette, and toilet facilities. The second floor offers additional open plan space, storage, and toilet. Key benefits include 3 designated parking spaces, air conditioning, gas central heating, and optional furniture. Ideal for businesses seeking flexible, move in ready office space.

## LOCATION

The offices are situated just off Woodlands Way, Almondsbury within easy access of the A38 and M4/M5 Motorway networks.

## TENURE

Offered for sale on a long leasehold basis with approximately 142 years remaining, subject to a ground rent and estate service charge.

## BUSINESS RATES

The rateable values with effect from April 2023 for each are as follows:

Unit 15 - £16,250

3 Car Parking Spaces - £1,080

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating:

Unit 15 - D (valid until June 2026)

## FLOOR PLAN

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

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment with Maggs & Allen, or through the joint agent Hootons.

## 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.