



SUITE 1, SECOND FLOOR,
ORION HOUSE AXIS 4-5ALPHA
WOODLANDS BRADLEY STOKE, BRISTOL, BS32 4JT



£850 PER MONTH

A recently renovated second floor front office suite of approximately 785 sq ft benefiting from air conditioning, suspended ceilings with LED lighting, intercom entry phone system, kitchen, shared toilets, lift access and 3 allocated parking spaces.

The office is available to let on a new internal repairing and insuring term, subject to service charge.

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SUITE 1, SECOND FLOOR, ORION HOUSE AXIS 4-5ALPHA, WOODLANDS BRADLEY STOKE, BRISTOL, BS32 4JT

DESCRIPTION

A modern top floor front office of approximately 785 ft² benefitting from a partitioned kitchen, lift access, fire escape, aluminium double glazing, LED lighting, air conditioning, 3 allocated parking spaces and shared toilets.

LOCATION

Situated at the head of Woodlands, Bradley Stoke, providing easy access to the motorway networks and Bristol City Centre.

BUSINESS RATES

The Rateable Value with effect from April 2026 is £9,500. We would therefore expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority. We understand the parking spaces have a rateable value of £650 per space.

ENERGY PERFORMANCE CERTIFICATE

Rating: D - valid to March 2028.

FLOOR PLAN

The floor plan is provided for indicative purposes only and is not to be relied upon. The demise is outlined in Pink on the attached plan.

LEASE DETAILS

Offered To Let on a new Internal Repairing and Insuring term, subject to service charge, currently calculated based on £5.50 per ft².

Each party to incur their own respective legal fees.

VIEWINGS

Viewings are strictly by appointment with Maggs & Allen.

VAT

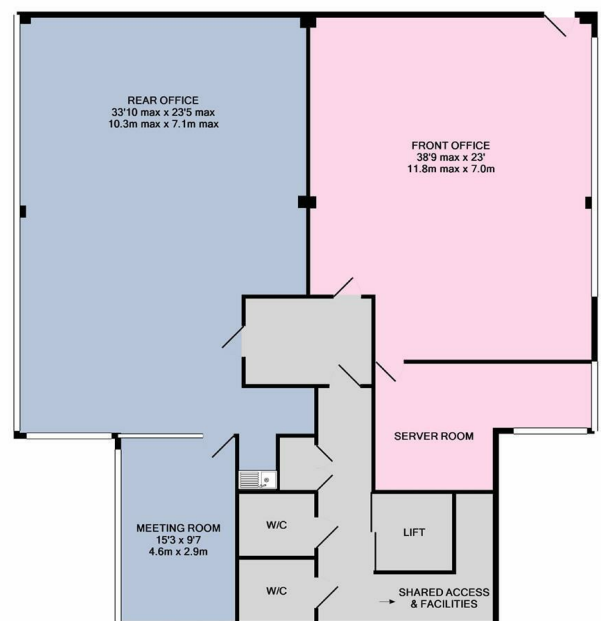
All figures quoted are exclusive of VAT unless otherwise stated.

TENANT APPLICATION FEE

The incoming 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.

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.



TOTAL APPROX. FLOOR AREA 2032 SQ.FT. (188.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.