

MAGGS & ALLEN

FIRST FLOOR 76-78 PORTVIEW ROAD PORTVIEW ROAD
AVONMOUTH, BRISTOL, BS11 9JF



£10,000 PER ANNUM

A two storey office with ground floor stores/workshop measuring approximately 3,214 ft² (298.5m²). The ground floor is predominantly arranged as an open plan office with workshop (with roller shutter access) and rear stores. The first floor is arranged as various separate offices with kitchen and toilet facilities. The property benefits from UPVC double glazing, gas central heating, shower facilities and LED lighting and would suit a variety of uses, subject to obtaining the necessary consents.

The property benefits from UPVC double glazing, gas central heating, shower facilities and LED lighting and is located in a convenient location providing easy access to the M5.

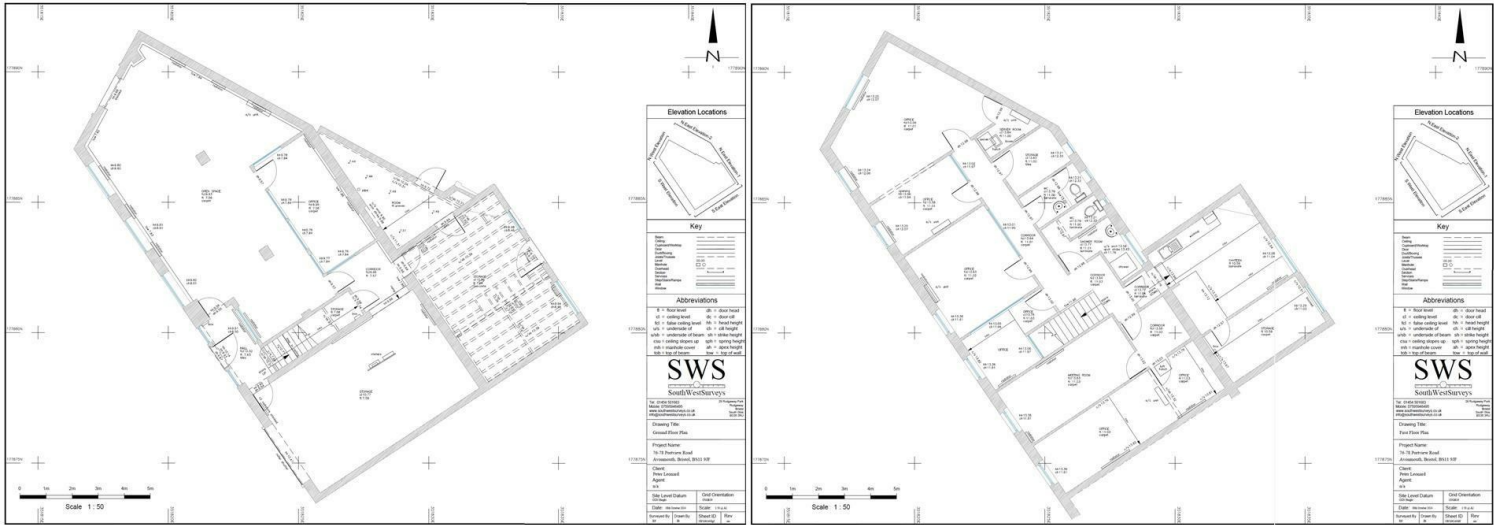
The property is available to let as a whole or per floor.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK

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DESCRIPTION

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LOCATION

The property is located on Portview Road in Avonmouth, close to the junction with Collins Street, providing easy access to the shops and amenities on Avonmouth Road, and within easy reach of the M5.

BUSINESS RATES

The Rateable Value with effect from April 2023 is £19,500.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: To be confirmed.

ACCOMODATION

The landlord has provided a measured plan and floor areas as follows:

- Ground Floor Offices 1,618 ft² (150.3m²)
- Ground Floor Stores: 646 ft² (59.96 m²)
- First Floor Offices: 950 ft² (88.32 m²)

These areas should be treated as approximately and indicative only.

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.

LEASE DETAILS

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

The property is also available to let per floor. We anticipate a rent in the region of £10,000-£20,000pa, depending on the size of the demise required.

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.

VIEWINGS

By appointment.

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.