

# MAGGS & ALLEN

1B, LONGBROOK TRADING ESTATE ASHTON VALE ROAD  
BRISTOL, BS3 2HT



£600 PER MONTH

Two self contained first floor offices of approximately of 350 ft<sup>2</sup> and 540 ft<sup>2</sup> benefiting from 4 allocated car parking spaces. The offices are available to let together at 790 ft<sup>2</sup> (with a connecting door) or separately.

The offices are available to let on an effectively full repairing and insuring basis.

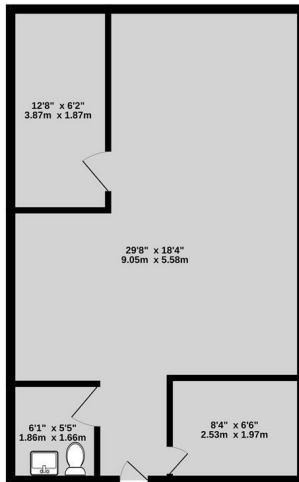
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[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

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GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx



TOTAL FLOOR AREA : 533 sq.ft. (49.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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.

### DESCRIPTION

Two self contained first floor offices of approximately of 350 ft<sup>2</sup> and 540 ft<sup>2</sup> benefiting from 4 allocated car parking spaces or two for each office. The offices are available to let together at 790 ft<sup>2</sup> (with a connecting door) or separately.

## LOCATION

The property is situated on Ashton Vale Road, just off Wintersoke Road, in Ashton, South Bristol.

## FLOOR PLAN

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

## BUSINESS RATES

The office suites are yet to be rated separately for business rates. However, we would expect those eligible for small business relief are likely to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

## TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £250 plus VAT (£300 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.

## LEASE DETAILS

The offices are available to let on an effectively full repairing and insuring basis (although the landlord will be liable to maintain the roof).

The larger offices is available at £600pcm and the smaller offices at £500pcm. Each party to incur their own respective legal fees.

## VIEWINGS

By appointment.

VAT

We understand that VAT is applicable to the rent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

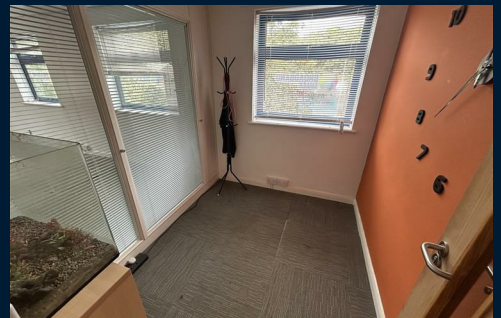
Rating: E

## 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.