

# MAGGS & ALLEN

FIRST FLOOR FRONT 69 OLD MARKET STREET  
BRISTOL, BS2 0EJ



£850 PER MONTH

\*\*FURNISHED OFFICE, ALL INCLUSIVE RENT, £850 PCM EXC\*\*

A well-presented first floor office of approximately 266 sq ft, benefiting from a secure bike store.

Centrally located in the ever-popular Old Market, the property provides easy access to the City Centre and benefits from good transport links.

Available To Let on an Internal Repairing basis, inclusive of business rates, 100 mb FTTP broadband, housekeeping, waste collection, and utilities.

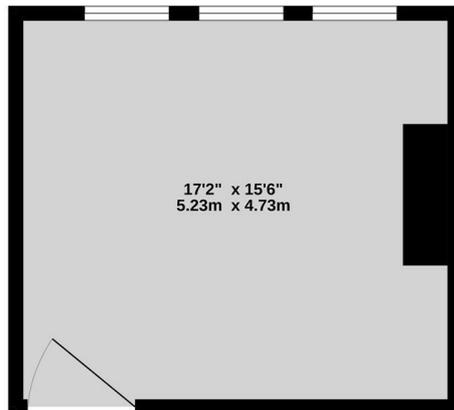
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[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

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266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 266 sq.ft. (24.7 sq.m.) approx.  
All measurements are approximate and should be used as a guide only. Measurements are taken to the face of the walls and are not intended to be used as a basis for any construction or other work. The tenant is responsible for any and all measurements taken on site. The tenant is responsible for any and all measurements taken on site. The tenant is responsible for any and all measurements taken on site.

## DESCRIPTION

A well presented first floor office of approximately 266 sq ft (measured in accordance with IPMS-3). The office is offered furnished, and benefits from a secure bicycle store. Further facilities include shared kitchen and washroom facilities.

## LOCATION

Situated on Old Market Street, the property benefits from easy access to Bristol City Centre and Cabot Circus.

The property is located within 0.5 miles from Bristol Temple Meads Station, and is directly opposite Old Market bus stop.

## LEASE DETAILS

Available on a new Internal Repairing Lease, inclusive of business rates, shared 100 mb FTTP broadband, cleaning, housekeeping supplies, waste collection, and utilities (a reasonable use restriction applies).

## PARKING

Parking may be available by separate negotiation at £200pcm.

Further long stay parking is available in the local area.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C (valid until July 2030).

## FLOOR PLAN

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

## VAT

We understand VAT is applicable to the rent.

## VIEWINGS

By appointment with Maggs & Allen.

## TENANT APPLICATION FEE

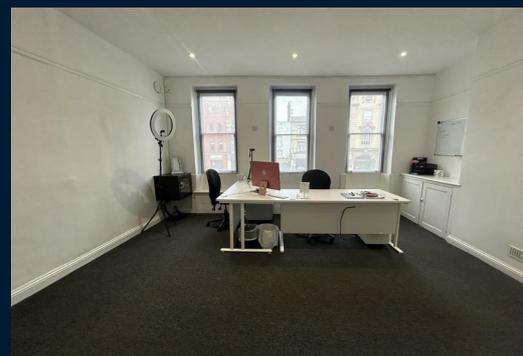
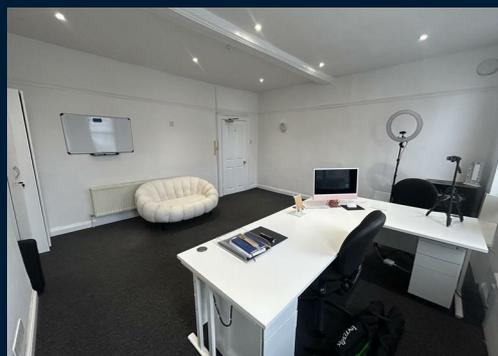
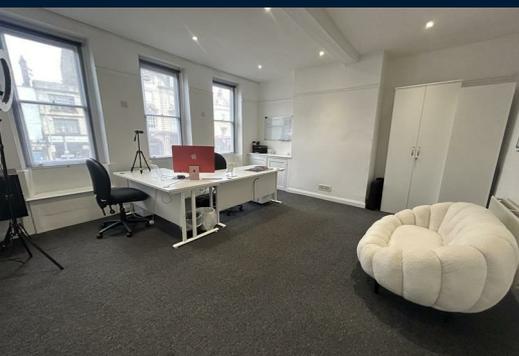
The incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## CONTROL OF ASBESTOS 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.

## 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.



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.