



# MAGGS & ALLEN

6 PORTIS FIELDS  
PORTISHEAD, BRISTOL, BS20 6PN

£30,000 Per Annum

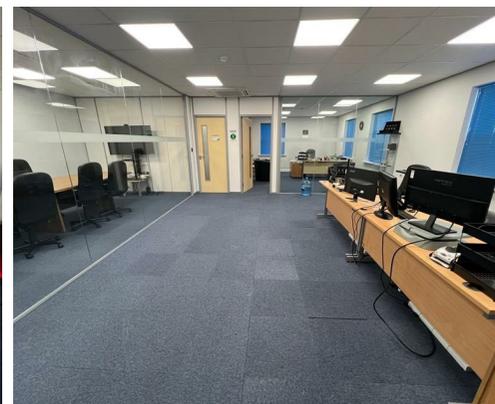
- Up To 6 Months Rent Free
- Modern Headquarters
- 10 Allocated Parking Spaces
- LED Lighting
- Air Conditioning
- Countryside Views



Commercial & Investment  
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## DESCRIPTION

\* UP TO 6 MONTHS RENT FREE AVAILABLE \*

A modern two storey semi detached office Head Quarters providing approximately 2,290 ft<sup>2</sup> (Net Internal Area) with 10 allocated parking spaces. The offices benefit from a modern suspended office ceiling with LED lighting and air conditioning/heating, and stunning views over the neighbouring countryside.

This property is available to let at £30,000 per annum and is also available for sale at £425,000.

## LOCATION

Portis Fields (also known as Middle Bridge Business Park) is a modern business park in Portishead, providing easy access to the motorway networks.

## FLOOR AREA

Ground Floor - Approx 994 ft<sup>2</sup> (92.3 m<sup>2</sup>) Net Internal Area

First Floor - Approx. 1,297 ft<sup>2</sup> (120.5 m<sup>2</sup>) Net Internal Area

In addition, there is a reception area, male and female toilet facilities, kitchen and under stairs storage area.

## FLOOR PLAN

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B (valid to December 2034).

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £32,750.

## LEASE DETAILS

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

A rent free period of up to 6 months is available, subject to agreeing the full lease terms and deposits.

## 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.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

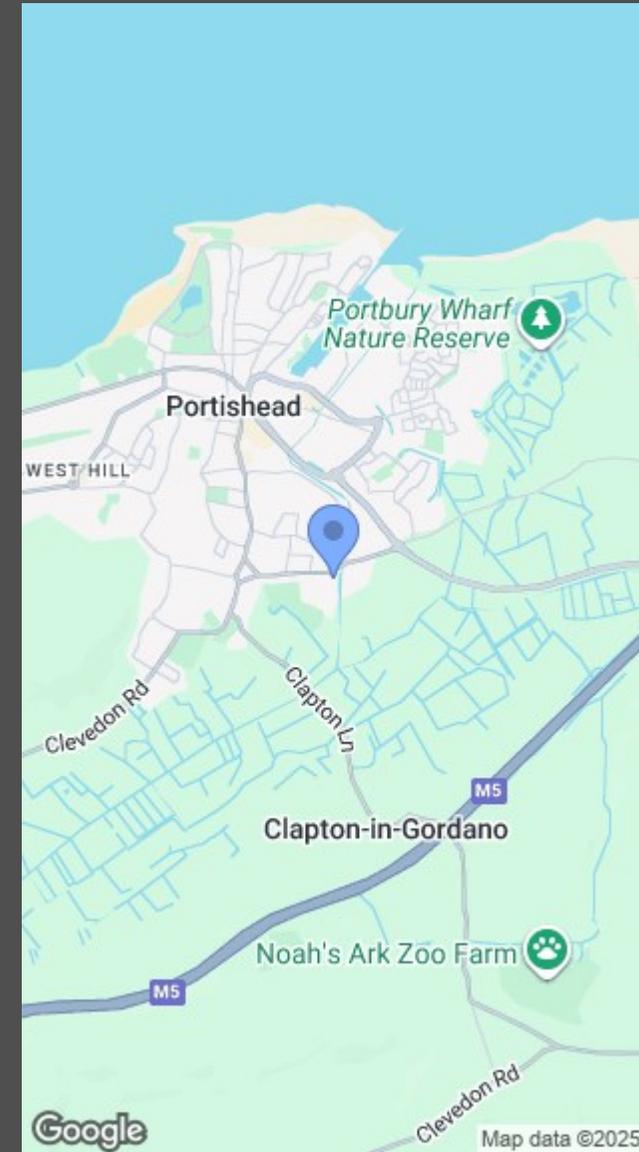
## VIEWINGS

By appointment.

## 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.

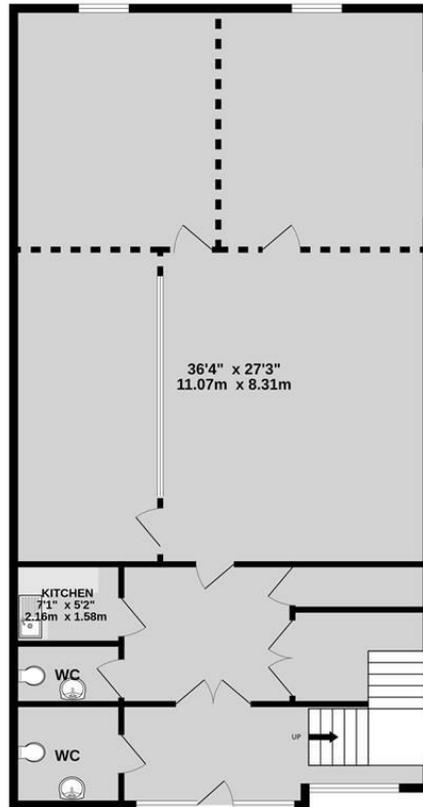




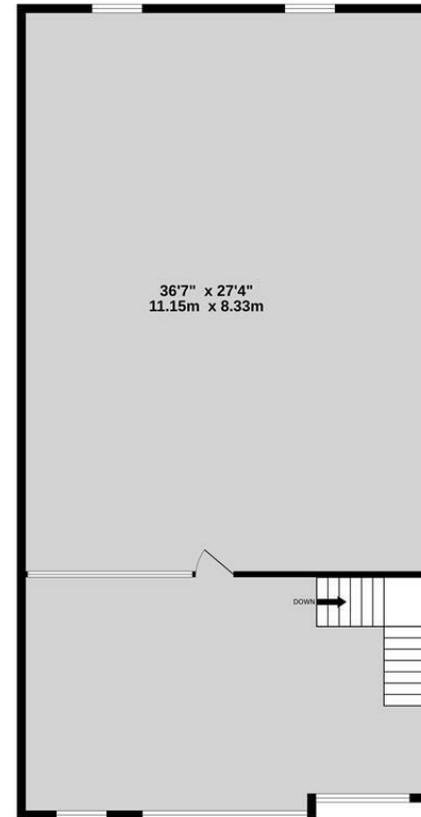
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GROUND FLOOR  
1411 sq.ft. (131.1 sq.m.) approx.



1ST FLOOR  
1428 sq.ft. (132.7 sq.m.) approx.



TOTAL FLOOR AREA : 2840 sq.ft. (263.8 sq.m.) approx.

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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