

# MAGGS & ALLEN

UNIT 11A GREENWAY FARM, BATH ROAD  
WICK, BRISTOL, BS30 5RL



£18,432 PER ANNUM

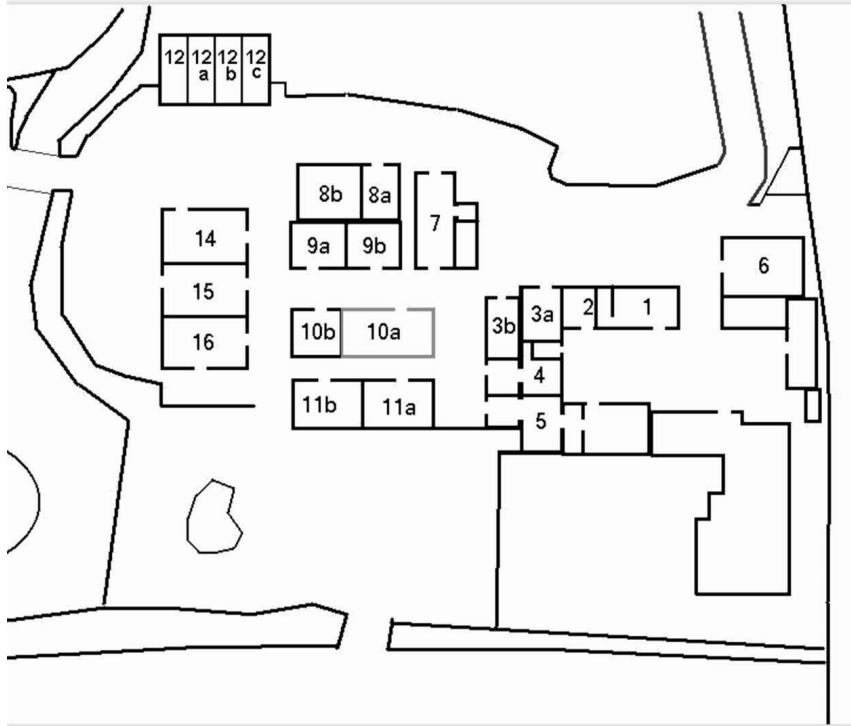
Well presented office suite located within Greenway Farm business park. The office measures approximately 600 sq ft, providing a spacious and adaptable work environment. Greenway Farm offers a serene environment, surrounded by lush green spaces that create a tranquil atmosphere for work. The site benefits from ample on-site parking, ensuring convenience for both employees and visitors. Offered to let on an effectively new internal repairing basis, inclusive of services and fibre broadband.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

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

# UNIT 11A GREENWAY FARM, BATH ROAD, WICK, BRISTOL, BS30 5RL



## DESCRIPTION

This well presented office suite, encompassing approximately 600 sq ft, providing a spacious and adaptable work environment for a variety of professional uses. The offices are offered to let inclusive of services and fibre broadband.

## LOCATION

The office is located in a stunning rural setting within Greenway Farm business park on Bath Road, Wick. This picturesque location offers a serene environment, surrounded by lush green spaces that create a tranquil atmosphere for work. The site benefits from unrestricted ample on-site parking, ensuring convenience for both employees and visitors.

## LEASE DETAILS

The offices are available to let on a new effectively internal repairing basis inclusive of services and fibre broadband, there is a fibre leased line to the site. The landlord has a standard lease which can be made available to view on request.

## BUSINESS RATES

The office is currently rated as one demises with the adjoining offices and therefore the business rates are currently covered by the landlord. The offices will be re rated in due course and we understand should then be eligible for full rate relief. Interested parties should however confirm this with the local authority.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: B

## FLOOR PLAN

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

## VAT

We understand the property is elected for VAT and therefore VAT will be applicable to the rental figure.

## 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 with Maggs & Allen.

## 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.

## NOTES

Please note unit 8a (approx. 550 sq ft) is also available to let - £13,560pa



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.