



MAGGS & ALLEN

9 PORTIS FIELDS
PORTISHEAD, BRISTOL, BS20 6PN

Asking Price £425,000

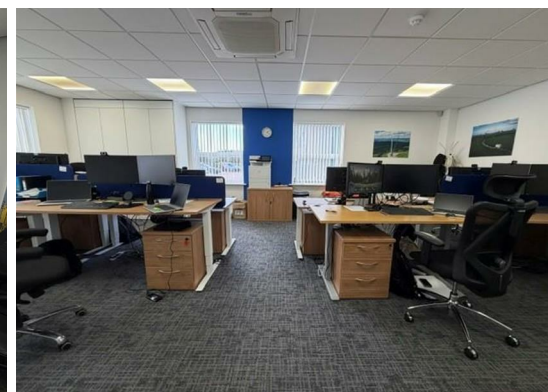
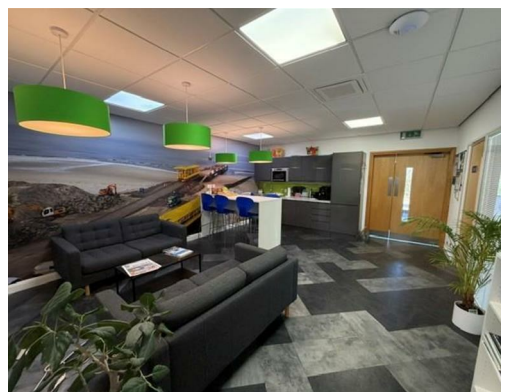
- Modern Office
- Approx. 2,272 ft² (211m²)
- LED Lighting
- Air Conditioning
- 10 Parking Spaces
- For Sale/To Let



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A modern semi detached office of approximately 2,272 ft² (211m²) arranged over two floors, with additional toilets, shower and reception lobby. The offices are very well presented with air conditioning, LED lighting, partitioned meeting rooms and conference room with privacy blinds (in addition to a large open plan office), and ample off street parking.

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. 998 ft² / 92.7m² (NIA)
First Floor: approx. 1,274 ft² / 118.4m² ((NIA)

OUTSIDE

The property benefits from 10 allocated parking spaces to the side and front.

BUSINESS RATES

The Rateable Value with effect from 2026 is: £35,500.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B (valid to June 2029).

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

TENURE

The property is offered for sale on a freehold basis and with vacant possession, although is also available to let on a new fully repairing and insuring basis.

FLOOR PLAN

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

CODE FOR LEASING BUSINESS PREMISES

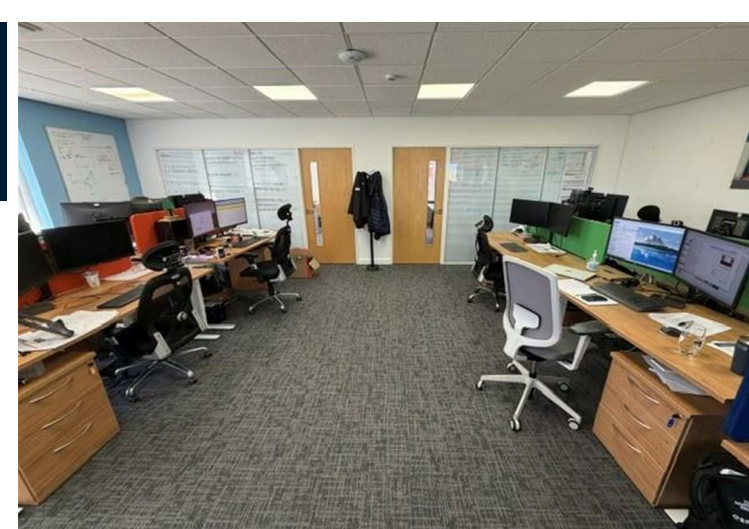
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

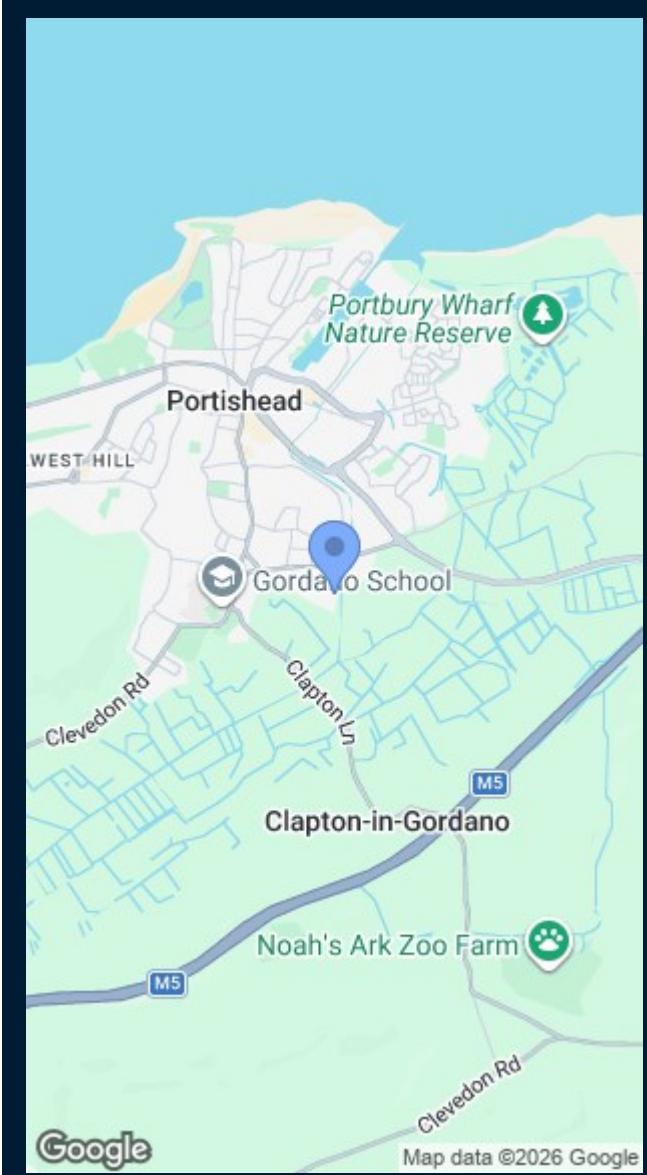
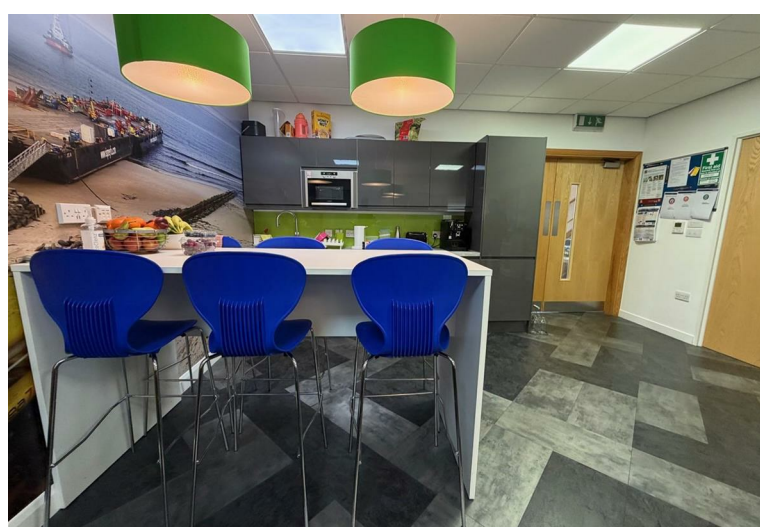
VIEWINGS

By appointment.

CONTROL OF ASBESTOS REGULATIONS

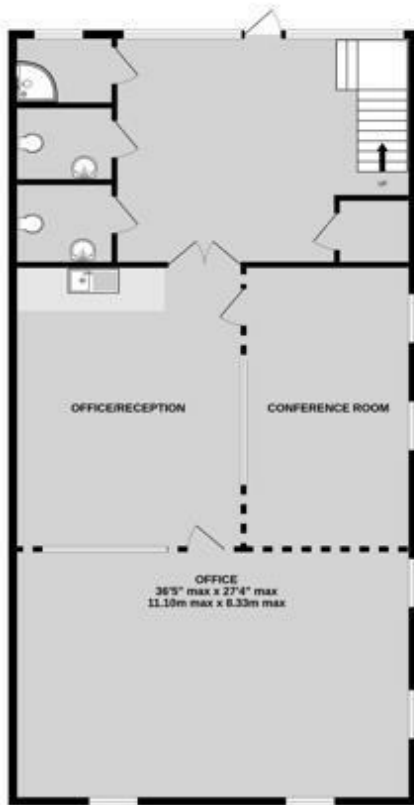
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



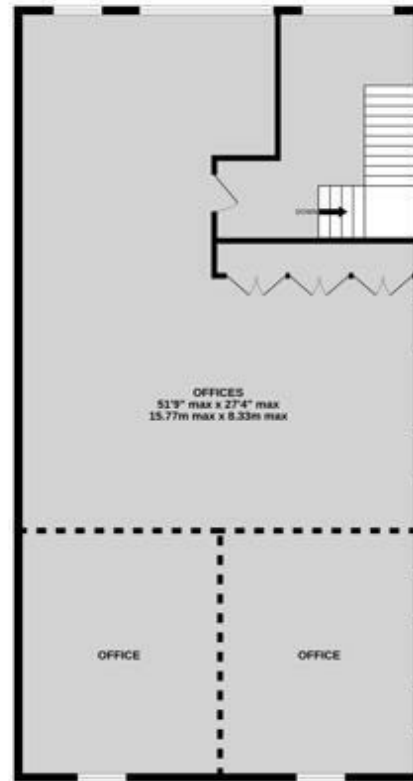


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.

GROUND FLOOR
1415 sq.ft. (131.4 sq.m.) approx.



1ST FLOOR
1415 sq.ft. (131.4 sq.m.) approx.



TOTAL FLOOR AREA : 2829 sq.ft. (262.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of floor, window, items 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 is to their operability or efficiency can be given.
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