

MAGGS & ALLEN

FIRST FLOOR, 16 MIDDLE BRIDGE BUSINESS PARK
PORTIS FIELDS, BRISTOL ROAD, PORTISHEAD, BS20 6PN



£1,200 PER MONTH

Modern first floor offices of approximately 1,285 sq ft with additional shared toilets and kitchen. The unit benefits from 6 allocated parking spaces, air conditioning, modern LED lighting and is predominantly open plan with 3 glass partitioned offices with internal privacy blinds.

The offices are offered to let on a new internal repairing and insuring basis at a low rent of approx £11.20 per ft², subject to service charge, and are located in a Portishead providing easy access to the M5. Available May 2024.

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DESCRIPTION

Modern first floor offices of approximately 1,285 sq ft with additional shared toilets and kitchen. The unit benefits from 6 allocated parking spaces, air conditioning, modern LED lighting and open plan. The offices are offered to let on a new internal repairing and insuring basis at a low rent of approx £11.20 per ft², subject to service charge, and are located in a Portishead providing easy access to the M5.

LOCATION

Situated in a modern office complex just off Portbury Common, providing easy access to the M5.

FLOOR PLAN

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

ACCOMODATION

The first floor suite provides approximately 1,285 ft² (119.4 m²) on a Net Internal Area basis.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

LEASE DETAILS

Offered to let on a new internal repairing and insuring basis, subject to service charge and VAT.
Service charge information available on request.
Each party to incur their own respective legal fees.

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.

BUSINESS RATES

The rateable value for the first floor office with effect from April 2026, is £19,750.

VIEWING

Strictly by appointment with Maggs and Allen only

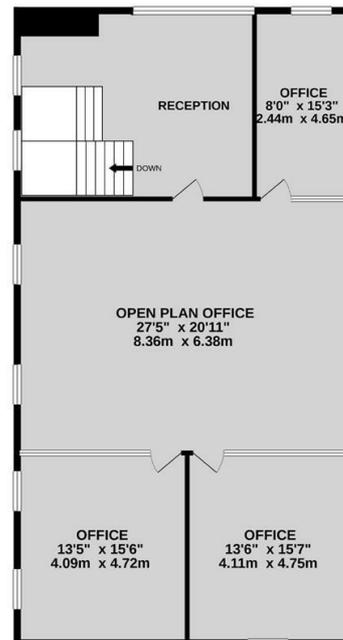
VAT

All figures quoted are exclusive of vat unless otherwise stated. VAT is applicable to the property.

CONTROL OF ASBESTOS

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.

1ST FLOOR
1285 sq.ft. (119.4 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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