



BRIDGE HOUSE SOUTH LIBERTY LANE

BEDMINSTER, BRISTOL, BS3 2AH



## £800 PER CALENDAR MONTH

A first floor modern office of approximately 750 ft<sup>2</sup> (Net Internal Area) benefiting from gas central heating, air conditioning and allocated parking for 2 vehicles.

The office is situated on South Liberty Lane, close to the junction of Winterstoke Road, and is available to let on a flexible and effectively fully repairing and insuring term, up to 3 years.

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# BRIDGE HOUSE SOUTH LIBERTY LANE, BEDMINSTER, BRISTOL, BS3 2AH

## DESCRIPTION

A first floor modern office of approximately 750 ft<sup>2</sup> (Net Internal Area) benefiting from gas central heating, air conditioning and allocated parking for 2 vehicles.

## LOCATION

The office is situated on South Liberty Lane, close to the junction of Winterstoke Road in Ashton/Bedminster, in South Bristol.

## BUSINESS RATES

The business rates assessment currently includes the adjoining industrial premises and will therefore need to be reassessed.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C - valid to October 2024.

## FLOOR PLAN

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

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## LEASE DETAILS

The office is available to let on a new effectively fully repairing and insuring basis, on a flexible term up to 3 years.

Each party to incur their own respective legal fees.

## 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.

## TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £250 plus VAT (£300 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.

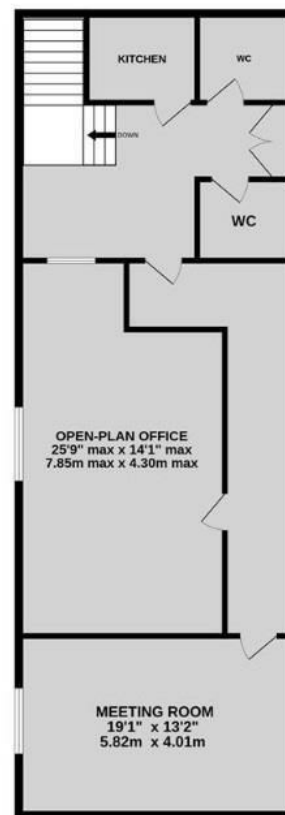
## VIEWINGS

By appointment.

## 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.

1ST FLOOR  
1023 sq.ft. (95.1 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, 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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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.