

# MAGGS & ALLEN

26A LAWRENCE AVENUE

EASTON, BRISTOL, BS5 0LE



£1,000 PER CALENDAR MONTH

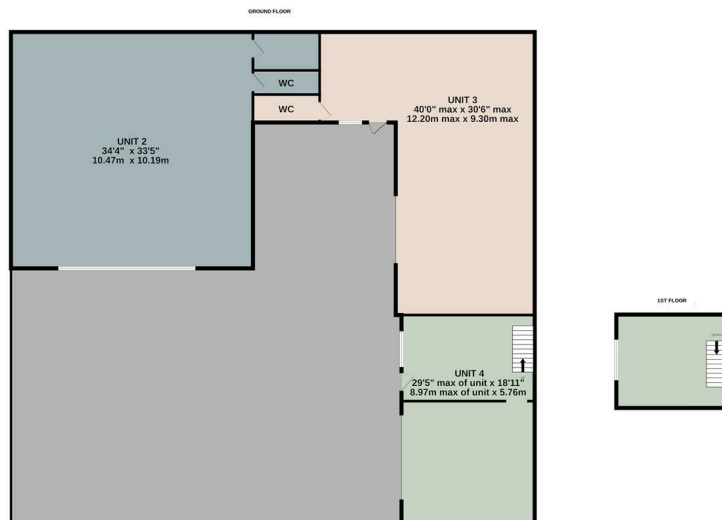
An exiting development of 3 small workshops situated in a central location just off St Mark's Road in Easton. The units provide between approx. 770 ft<sup>2</sup> and 1,242 ft<sup>2</sup> and each benefit from toilet and kitchen facilities, roller shutter access and allocated parking.

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

# 26A LAWRENCE AVENUE, EASTON, BRISTOL, BS5 0LE



TOTAL FLOOR AREA : 2964 sq.ft. (275.3 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 is given to their operability or efficiency can be given.  
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## DESCRIPTION

An exciting development of 3 small workshops situated in a central location. The units provide between approx. 770 ft<sup>2</sup> and 1,242 ft<sup>2</sup> and each benefit from toilet and kitchen facilities, roller shutter access and allocated parking..

## LOCATION

The units are located just off St Mark's Road in Easton.

## AVAILABLE UNITS

Unit 2 (approx. 1,242 ft<sup>2</sup> / 115.4 m<sup>2</sup>): £1,150pcm (£13,800pa)

Unit 3 (approx. 950 ft<sup>2</sup> / 88.3 m<sup>2</sup>): £1,000pcm (£12,000pa)

Unit 4 (approx. 770 ft<sup>2</sup> / 71.5 m<sup>2</sup>): £800pcm (£9,600pa)

## BUSINESS RATES

To be confirmed.

## ENERGY PERFORMANCE CERTIFICATES

Unit 1 & 2: D - Valid to July 2034.

Unit 3: D - Valid to July 2034.

Unit 4: D - Valid to July 2034.

## FLOOR PLAN

The floor plans and Schedule of Areas are provided for indicative purposes only and should not be relied on.

## 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.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment.

## LEASE DETAILS

The units are available to let on new Repairing and Insuring basis for a term in the region of 3-5 years. Each party to incur their own respective legal fees.

The tenants will be liable for their share of electric use (calculated by way of sub meters). Water and a share of any communal costs, such as the buildings insurance premium, will be charged on a fair proportion basis. However, there will not be a monthly service charge as such.

## 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.

## 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.