

# MAGGS & ALLEN

FIRST FLOOR, UNIT 6 ECLIPSE OFFICE PARK  
STAPLE HILL, BRISTOL, BS16 5EL



£960 Per Month

Modern first floor offices of approximately 1,150 ft<sup>2</sup> benefiting from 3 allocated parking spaces. The offices are predominantly open plan with a partitioned meeting room.

The property is situated within close proximity to the shops and amenities of Staple Hill High Street, and are offered for let on a new internal repairing and insuring basis, subject to service charge.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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



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## DESCRIPTION

Modern open plan first floor offices of approximately 1,150 ft<sup>2</sup> benefiting from 3 allocating parking spaces. The communal areas are due to be refurbished in the very near future (for which the tenant will not be required to contribute).

## LOCATION

Situated just off Staple Hill Road, which is located between Staple Hill High Street and Fishponds Road.

## FLOOR PLAN

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

## BUSINESS RATES

The rateable value with effect from April 2023 is £12,500. There is a further rateable value of £1,075 (from April 2025) for the 3 car parking spaces.

## 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.

## LEASE DETAILS

Offered on a new Internal Repairing & Insuring Lease,  
subject to service charge.

Each party to incur their own legal costs.

## SERVICE CHARGE

We understand the service charge budget for the year end Dec 2025 is £8,281.52+VAT. In addition, gas and electric use is also recovered via the service charge.

# ENERGY PERFORMANCE CERTIFICATE

Rating: C (expires November 2032).

## VAT

We understand VAT is applicable to the rent.

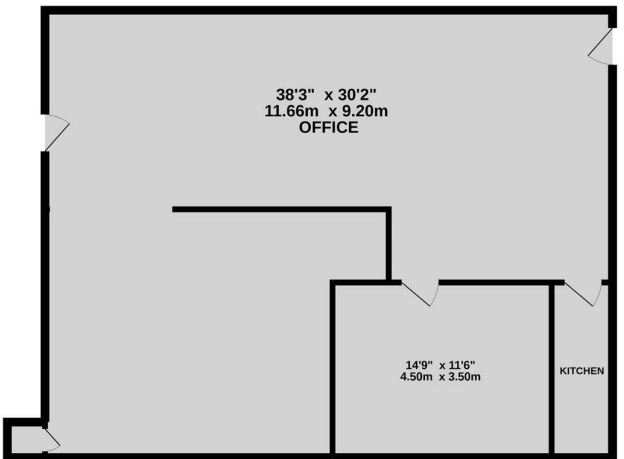
## CODE FOR LEASING BUSINESS PREMISES

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.

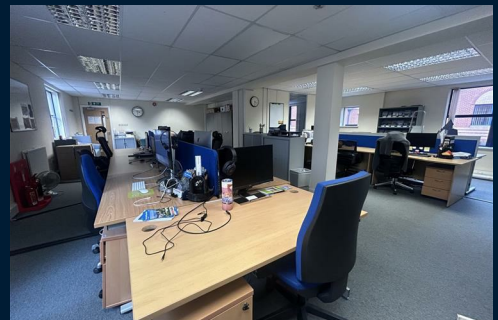
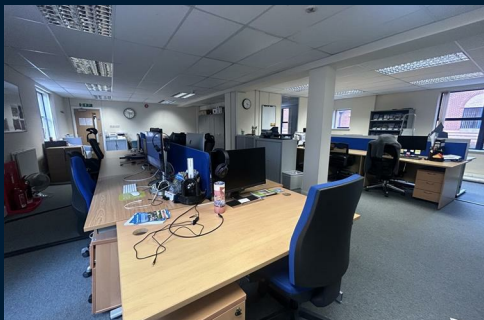
**FIRST FLOOR**  
1160 sq.ft. (107.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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. The plan is for illustrative purposes only and should not 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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