



UNIT 7 WESTERLEIGH ROAD

HENFIELD, BRISTOL, BS36 2UP



£1,500 PER MONTH

Predominately open plan offices of approximately 1,500 sq ft arranged over ground floor and mezzanine, benefiting from kitchen, WC, air conditioning/heating, Electric Car Charging Point (TBC), and ample off street parking.

The offices are situated just off Westerleigh Road, within close proximity of The Kendleshire Golf Club, providing easy access to the ring road and M32.

Offered to let on an internal repairing and insuring basis, subject to a low service charge of £40+VAT pcm.

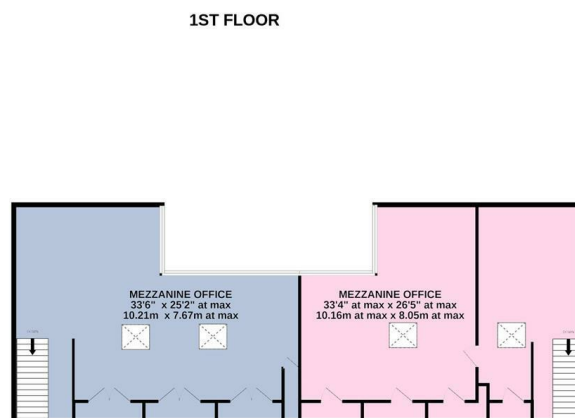
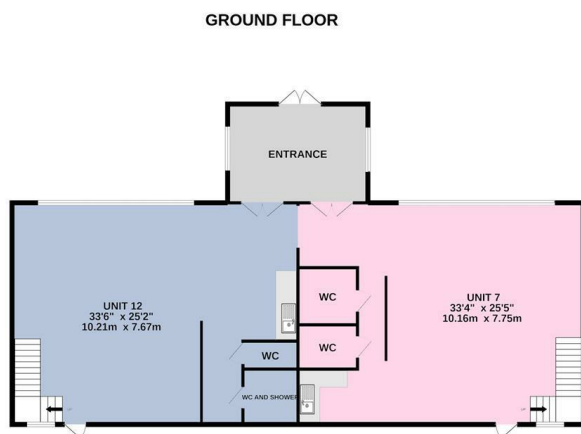
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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DESCRIPTION

Predominately open plan offices of approximately 1,500 sq ft arranged over ground floor and mezzanine, benefiting from kitchen, WC, air conditioning/heating, ample off street parking, and Electric Car Charging Point (TBC).

LOCATION

The offices are located off Westerleigh Road within close proximity of The Kendleshire Golf Club, providing easy access to the North Bristol Ring Road and the M32.

BUSINESS RATES

The rateable value with effect from April 2017 is £12,750.

ENERGY PERFORMANCE CERTIFICATE

Rating: C (expires November 2030)

FLOOR PLAN

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

The unit is highlighted Pink on the plan.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

The offices are opted for VAT and therefore this will be applied to the rent.

LEASE DETAILS

The offices are offered to let on a new 3 year internal repairing and insuring term, subject to a maintenance charge of £40+VAT pcm.

Each party to incur their own respective legal fees where applicable.

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

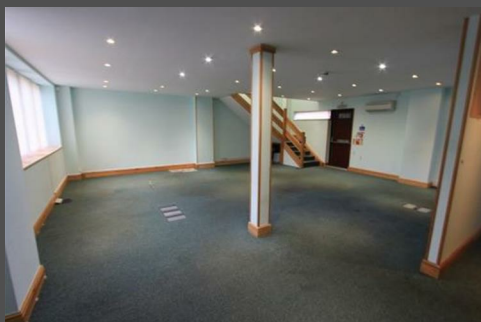
The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

VIEWINGS

Strictly by Appointment with Maggs and Allen.

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.