


| Energy Efficiency Rating | | |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

89 Soundwell Road, Staple Hill, Bristol, BS16 4QR



Offers In The Region Of £950,000

INVESTMENT OPPORTUNITY - VINCENT COURT is in a mixed residential/commercial area approximately 4 miles North East of the City Centre and within a short drive of the Avon ring road A4175 which links to the M4/M5.

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



89 Soundwell Road, Staple Hill, Bristol, BS16 4QR

Vincent Court is a 1990's purpose built block of four office suites arranged over two floors with a total gross floor area of 8324 sq ft (719m).

The current rent is £50,250pa with the fourth unit under offer at £15,000 pa.

Copies of the leases and EPC's are available upon request.

The configuration of the buildings lends itself to further expansion subject to planning and change of use to residential.

VIEWING: By appointment with Agents: Tel: 0117 9863681. keynsham@daviesandway.com

