



478B Bath Road

Saltford, Bristol, BS31 3DJ

£750 Per Month



These self contained offices would be ideal for a small business, as consulting rooms or a surgery and offers a unique opportunity for businesses seeking a prime location. Spanning an area of 346 square feet, the offices are designed to provide a comfortable and productive environment.

The property benefits from its strategic position, ensuring excellent visibility and accessibility for both clients and employees. With its proximity to local amenities and transport links, this office is ideal for those who value convenience and connectivity.

The interior of the office is well-appointed, allowing for a variety of layouts to suit your business needs. Whether you are a start-up looking for your first space or an established company seeking a new base, this office provides the perfect canvas to create a thriving work environment.

The City of Bristol is 7 miles, Bath 5 miles and the town of Keynsham (the nearest railway station) 2.4 miles.



OFFICE 19'3" x 8'11" reducing to 7'8" (5.89m x 2.72m reducing to 2.34m)
 Double glazed entrance door. Double glazed window to rear and two electric heaters.

OFFICE 10'10" x 9'2" (3.31m x 2.80m)
 Window to front aspect and double glazed window to rear.

KITCHENETTE 7'1" x 5'8" (2.18m x 1.74m)
 Double glazed window to front aspect. Electric heater. Fitted wall and floor units with inset sink.

CLOAKROOM WITH WC
 WC and wash basin. Window to side aspect.

PARKING
 Two parking spaces to the front, one under a car port.

TERMS
 The offices are available to let on a new lease of at least 5 years, with an upward only rent review at year 3. The landlord is responsible for external repairs with the tenant responsible for internal repairs, water, electric etc.
 The rental is £9000pa (£750 per calendar month) with the rent being paid monthly in advance. This excludes all other outgoings, taxes, business rates etc
 Each party is responsible for their own costs of the transaction although the tenant will contribute £500 towards the landlords legal expenses, with a undertaking to be given prior to a draft lease being issued.

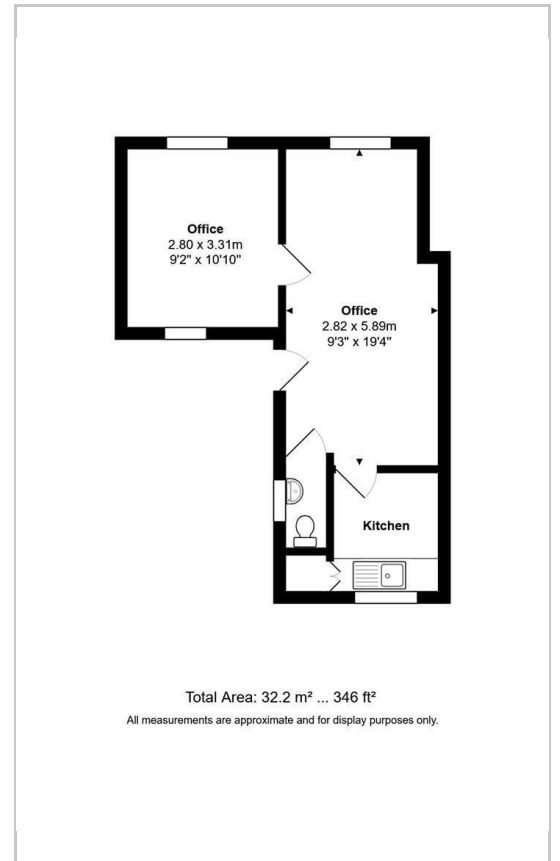
BUSINESS RATES
 The current Rateable Value (with effect from 1/4/26) is £9,200. It is anticipated that small business rate relief will be available. Applicants should make their own enquiries.

VIEWING
 Strictly by appointment with the Saltford office. Please meet at our office at 489 Bath Rd Saltford BS31 3BA where a member of staff will accompany you to the property.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.