

4 Kenn Road Clevedon BS21 6EL

£425 PCM

marktempler

COMMERCIAL, LAND & DEVELOPMENT







  
PROPERTY TYPE

Office

  
HOW BIG

156.00 sq ft

  
WARMTH

Electric



PARKING

Allocated Space



BUISNESS RATEABLE VALUE

£1,600 1st April 2023 - Present



EPC RATING

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A bright and practical first-floor office space located on Kenn Road, Clevedon, ideal for start-ups or small businesses looking to move out of the home office. The unit benefits from access to communal facilities, including a kitchenette and toilets, providing convenience for staff and visitors.

The office also includes one allocated parking space and is well-suited for businesses seeking a central Clevedon location with easy access to local amenities. With flexible layout potential, this space offers a professional yet affordable solution for small teams.

Available for immediate occupation, the office space is offered with flexible terms to suit different business needs.



**VAT** Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase or rental. We recommend that prospective purchasers or lessees establish the VAT implications before entering into any agreement.

**Services** We are advised that mains electricity, water and sewerage are connected to the premises. We confirm we have not tested any of the service installations, and any occupier must satisfy themselves independently as to the state and condition of such items.

**Terms** The premises are offered by way of a commercial lease details of which are available upon request.

**Rates** Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

**References** Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Single tenant application fee £295 and £200 for every applicant on the same tenancy thereafter.

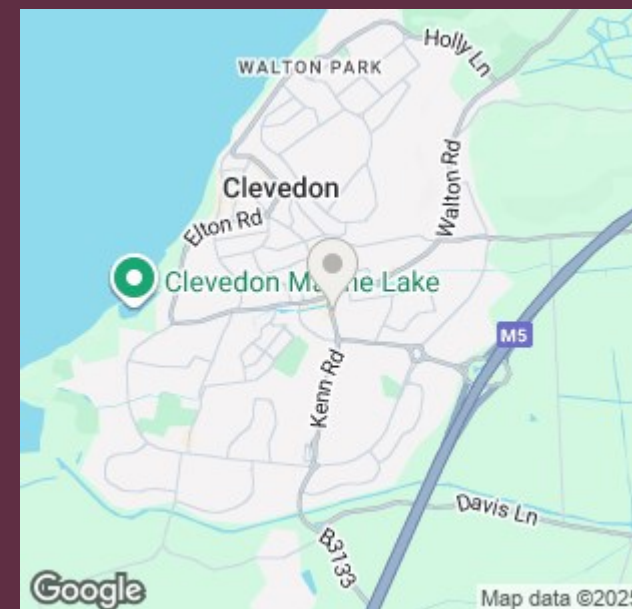
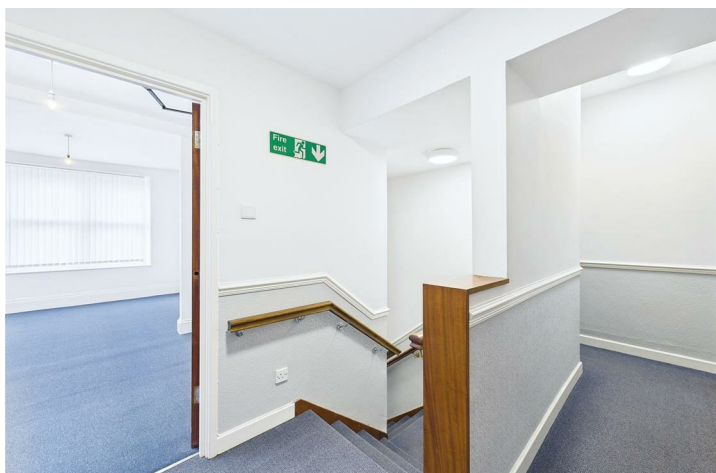
Should a guarantor be required an additional application fee of £90

**Rental Deposit** Prospective occupiers may be required to provide a rental deposit.

**Legal Costs** All parties are to pay their legal costs.

**Asbestos Regulations**, It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Mark Templer commercial sales and lettings Commercial, Land and Development and accordingly we recommend you obtain advice from a specialist source

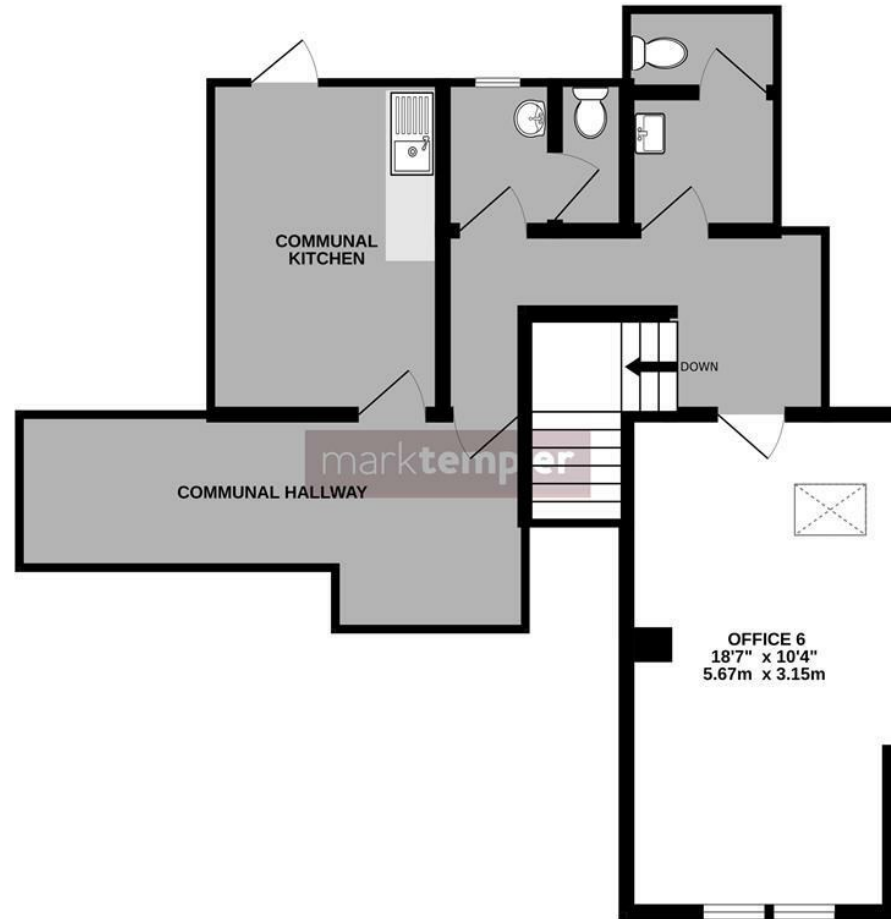
Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Referral fee £255 + VAT. All referral fees are included within any quotes provided by the named companies.



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FIRST FLOOR  
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 156 sq.ft. (14.5 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 as to their operability or efficiency can be given.  
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