

SELF-CONTAINED OFFICES FOR SALE (MAY LET)

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PROPERTY CONSULTANTS



**SELF CONTAINED
OFFICE UNIT WITH THE
ABILITY FOR UP TO 11
CAR PARKING SPACES**

**Unit 3 Armstrong Court
Armstrong Way
Yate
Bristol
BS37 5NG**

**3,598 sq ft (334.25 sq m)
net approx.**



Unit 3 Armstrong Court, Armstrong Way, Yate, Bristol, BS37 5NG

Location

Yate is located approximately 12 miles to the north east of the centre of Bristol and the property is conveniently situated next to Yate Railway Station and fronting the main A432.

The M4 is only 4 miles to the south east with the M5 being approximately 8 miles to the North West.

Yate Town Centre offers a good range of shops, restaurants and staff facilities plus the benefit of additional on street parking.



Description

This office accommodation benefits from:-

- Gas fired central heating
- Suspended ceilings
- Comfort Cooling
- Shower facilities
- Onsite car parking
- Recessed lighting

Accommodation

Area	Sq ft	Sq m
Ground Floor	1,701	158
First Floor	1,897	176.25
TOTAL	3,598	334.25

All measurements are approximate Net Internal Areas.

Services

We are advised that all main services are connected to the premises and confirm that 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.

Planning

We are verbally advised that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of South Gloucestershire Council. Tel: 01454 868004 or www.southglos.gov.uk.

Terms

The accommodation is available by the way of a sale of the Long Leasehold interest, with approximately 125 years remaining. Alternatively, consideration will be given to the grant of a new full repairing and insuring lease for a term of year to be agreed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rent/Price

Upon application.

Business Rates

Interested parties should make their own enquiries to South Gloucestershire District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is D (99). The full certificate and recommendations can be provided on request.

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 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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