

FOR SALE/TO LET
Bristol

alder king

PROPERTY CONSULTANTS



**RARE OPPORTUNITY
TO ACQUIRE A UNIQUE
STUDIO/OFFICE UNIT
ACCOMMODATION**

**Unit 21
Backfields Lane
Bristol
BS2 8QW**

**339 sq ft
(31.5 sq m)**

Located just a short walk from
Cabot Circus



Unit 21, Backfields Lane, Bristol BS2 8QW

Location

Located on Backfields Lane, just off the historic Brunswick Square and Stokes Croft, this development provides a creative environment to work. It is within short walk of a number of facilities within the City Centre and Cabot Circus shopping complex and provides direct access to the M32 and motorway networks to the North of Bristol City Centre.

The property is also located just off the inner ring road that provides excellent access to all parts of Bristol City Centre including Temple Meads Railway Station which is approximately 1 mile away.



Description

This studio office unit is located at ground floor level and is open plan in nature, whilst benefitting from timber flooring, electric panel heaters and WC facilities.

Accommodation

Area	Sq ft	Sq m
Unit 21	339	31.5

Tenure

The unit is available by way of the purchase of the long leasehold interest.

Alternatively consideration may be given to offering the unit by way of a new full internal repairing and insuring lease for a term of years to be agreed.

Rent/Price

Upon application.

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 understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Bristol City Council on: 0117 9221222 or : www.bristol.gov.uk.

Legal Costs

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

Rental Deposit

Prospective tenants may be required to provide a rental deposit, subject to quality of covenant.

Business Rates

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

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

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.

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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Date: July 2018

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