To Let

Offices

Millennium House
Units 1 -3, The Alpha Centre
Armstrong Way
Yate
Bristol BS37 5NG

3,210 - 14,479 sq ft (298.2 – 1345.1 sq m)

Semi-detached office conversion benefitting from additional storage and 37 onsite car parking spaces

Bristol 0117 317 1000 **London** 020 7493 9151 **Cardiff** 029 2022 0000 **Gloucester** 01452 623290
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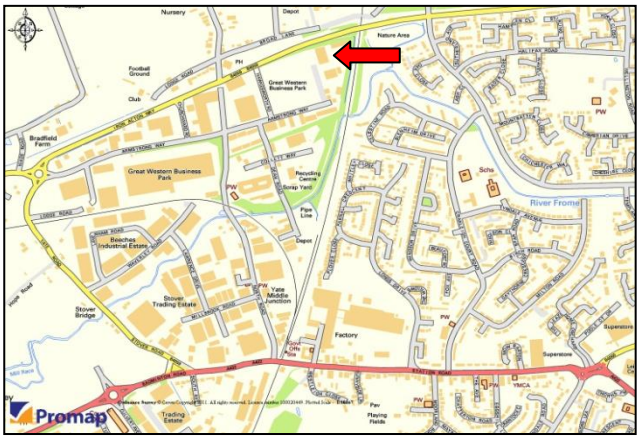
Location

Situated within The Alpha Centre on Armstrong Way, Millennium House is approximately 20 minutes walk from Yate Railway Station. The M32 is within 5 miles and Bristol city centre is approximately 11 miles to the south of the property. The M4 and M5 motorways are also within 20 minutes drive.



Description

The semi-detached building was formerly 3 business units which have been converted into office accommodation. The building is constructed on a steel frame under a pitched profiled steel sheet roof. The building offers:-

- Double glazed windows
- Recessed floor boxes
- Perimeter trunking
- Comfort cooling
- Oil fired central heating
- Fluorescent lighting
- 37 car parking spaces
- Fitted sever room with air conditioning and backup generator

Accommodation

Unit 1	3,289 sq ft (305.6 sq m)
Unit 2	7,980 sq ft (741.4 sq m)
Unit 3	3,210 sq ft (298.2 sq m)
Storage	680 sq ft (63.2 sq m) GIA
Total	**14,479 sq ft (1,345.1 sq m)**

All measurements are approximate Net Internal Areas, unless stated.

Services

We are advised that all mains services are connected to the premises. We confirm that we have not tested any of the service installations, and any occupier must satisfy themselves independently as to the sate 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 South Gloucestershire Council. Tel: 01454 868004 or www.southglos.gov.uk.

Terms

The accommodation is available by way of a new sublease for a term of years to be agreed. Short term leases will also be considered. Alternatively the lease could be assigned to interested parties.

Rent

The passing rent equates to £9.75 per sq ft per annum exclusive.

Rent for lettings of part accommodation will depend on the overall terms.

Business Rates

Interested parties should make their own enquiries with the Local Billing Authority, South Gloucestershire Council (Tel: 01454 868686 or www.southglos.gov.uk) to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.

References/Rental Deposit

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.

Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction.

VAT

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

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 2006 (CAR 2006). 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.

SUBJECT TO CONTRACT

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Viewing Arrangements/Further Information

Alder King Property Consultants

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

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