

ATTRACTIVE OFFICE ACCOMMODATION Bristol

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PROPERTY CONSULTANTS



**FLEXIBLE MANAGED
OFFICE SUITES SET
WITHIN AN ATTRACTIVE
PERIOD PROPERTY**

**Silverhill
Rudgeway
Bristol
BS35 3NS**

**222– 3,090 sq ft
(20.66– 287.3 sq m)
net approx**

Accommodation from only approximately
£150 per week exclusive.



Silverhill, Rudgey, Bristol, BS35 3NS

Location

Conveniently located on the main A38 Gloucester Road approximately 3 miles north of the M4/M5 Interchange, this building provides easy access to the motorway network and is only 12 miles away from Bristol City Centre.

The building is also within easy reach of Thornbury town centre which provides a good range of shopping, leisure and eating facilities whilst The Mall at Cribbs Causeway and Bristol Parkway train station are both within a 10 minute drive.



Description

This prestigious building combines many retained period features whilst also providing flexible managed office accommodation.

The building itself benefits from a mixture of ceiling mounted Cat II lighting and uplighters, perimeter trunking, gas fired central heating throughout and Male and Female WC facilities. The building further benefits for on site car parking spaces. The available accommodation is located at Ground and First Floor levels.

Accommodation

Area	Sq ft	Sq m	Rent (PCM)
Suite F2	522	48.5	£1,500
Suite F3	222	20.66	£640
Suite F4	298	27.71	£860
Suite F5	228	21.2	£660
Suite F7	271	25.20	£780
Suite G1	535	49.77	£1,550
Suite G2	319	29.64	£905
Suite G3	216	20.11	£600
Suite G4	479	44.51	£1,375
TOTAL	3,090	287.3	-

All measurements are approximate Net Internal Areas.
All figures are exclusive of VAT

Terms

The accommodation is available by way of short term flexible management licences inclusive of rent, rates and service charge for a term to be agreed. VAT will be charged on the rent.

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 state and condition of such items.

Planning

We understand that the accommodation has planning consent for office accommodation 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.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We can confirm the property is elected for VAT. Prospective tenants are advised to establish the VAT implications before entering into any agreement.

Legal Costs

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

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.

Energy Performance Certificate

Or 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. We have been advised that a full asbestos search has been carried out and further information is available on request.

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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