

OFFICES TO LET on the instruction of Bristol City Council



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PROPERTY CONSULTANTS



MODERN SELF-CONTAINED OFFICE BUILDING WITH ONSITE CAR PARKING

Avonquay House
Cumberland Basin Road
Bristol
BS1 6XL

2,187 sq ft
(203.2 sq m) net approx.

Detached purpose built office building
Six car parking spaces

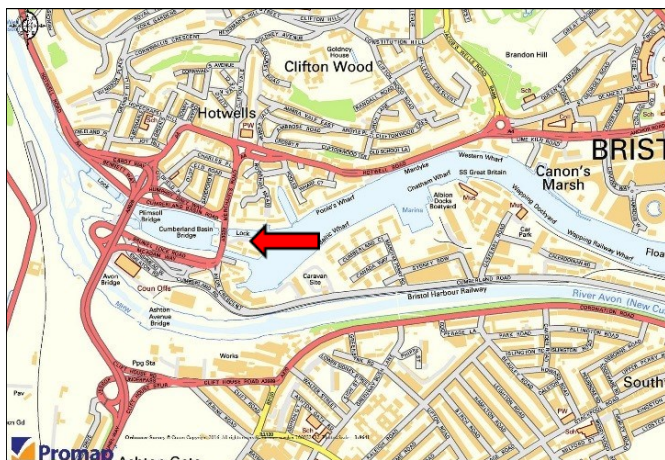


Avonquay House, Cumberland Basin Road, Bristol, BS1 6XL

Location

Avonquay House is conveniently located just off Cumberland Basin Road, and offers a unique opportunity to occupy a self-contained building with a water front location overlooking the historic Bristol docks.

The building benefits from access to Hotwell Road and The Portway which in turn leads to the national motorway network via the M5. Access to the M32 is also a 10 minute drive and Temple Meads mainline rail station is just 2 miles to the east. There is the added advantage of being within a minutes' walk of a harbour ferry stop.



Description

Avonquay House is a detached purpose built office building. The accommodation is arranged over ground and first floors and benefits from gas fired central heating, LG3 ceiling mounted lighting, dado trunking, intruder alarm, WC's incorporating a shower and a kitchen facilities.

Accommodation

Area	Sq ft	Sq m
Ground floor	994	92.3
First floor	1,193	110.9
TOTAL	2,187	203.2

All measurements are approximate Net Internal Areas.

Parking

The accommodation has 6 parking spaces.

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 office use, but any occupier should make their own enquiries to the planning department at Bristol City Council on Tel: 0117 922 3000.

Lease

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

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

Rent

Upon application.

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.

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

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

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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