

# OFFICES FOR SALE (MAY LET)

## Timsbury

**alder king**

PROPERTY CONSULTANTS



**SELF-CONTAINED  
PURPOSE BUILT  
MODERN OFFICE,  
COMPRISING 4  
INDIVIDUAL SUITES.**

**Offices  
Upper Conygre  
Timsbury  
Somerset  
BA2 0JG**

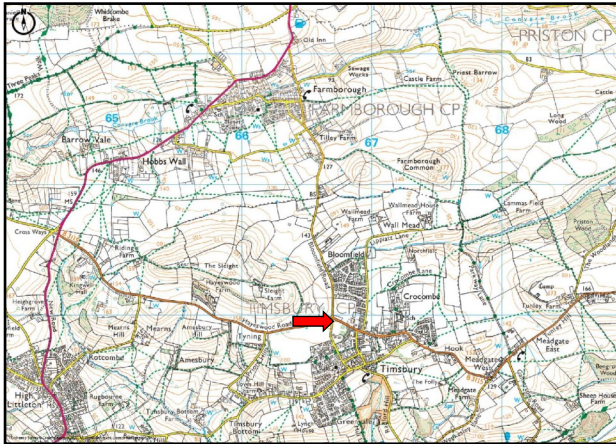
**583—2,592 sq ft  
(54.2—240.8 sq m) net  
approx.**

Brand new offices within on site car parking.

# OFFICES, UPPER CONYGRE, TIMSBURY, SOMERSET, BA2 0JG

## Location

Timsbury is an attractive village in north east Somerset and provides the ideal rural setting. The village itself offers a range of amenities including a public house, and other eating establishments, a Post Office and a variety of shops. As a location Timsbury is conveniently placed being only 8 miles south west of Bath and 12 miles South of Bristol. These two cities along with Frome, Wells and Midsomer Norton are all less than a 30 min drive away. Bristol International Airport is also only 30 mins away.



## Description

The accommodation will be set within a new development comprising a range of 3 and 4 bedroom house and will consist of a brand new self-contained office arranged over ground and first floor levels. The proposed accommodation is arranged in two office suites per floor and each will benefit from shared WC facilities and its own kitchen. The offices will also be offered with onsite car parking.

## Accommodation

Area	Sq ft	Sq m
Office 1	713	66.2
Office 2	583	54.2
Office 3	713	66.2
Office 4	583	54.2
<b>TOTAL</b>	<b>2,592</b>	<b>240.8</b>

All measurements are approximate Net Internal Areas.

## Tenure

The accommodation is offered by way of the disposal of the freehold interest.

Alternatively considering may be given to offering the accommodation by way of a new full repairing and insuring lease, outside the security of tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed.

## Price/Rent

Price and Rent on application.

## 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 Bath City Council. Tel: 01225 394041 or [www.bathnes.gov.uk](http://www.bathnes.gov.uk).

## 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.

## Title

We confirm that we have not had sight of the title documentation for the property and interested parties/ their legal advisors should rely on their own investigations.

## 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 the local billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://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 not yet been commissioned.

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## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://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

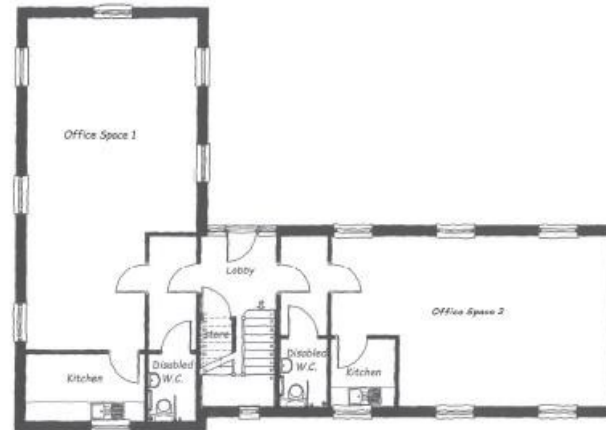
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## Important Notice

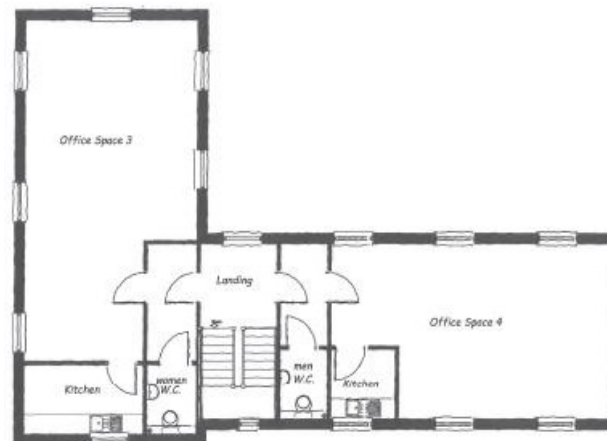
These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

## Viewing Arrangements

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

## Alder King Property Consultants

Pembroke House  
15 Pembroke Road  
Clifton  
Bristol BS8 3BA

[www.alderking.com](http://www.alderking.com)

**Tom Dugay**

0117 317 1094

[tdugay@alderking.com](mailto:tdugay@alderking.com)

**Rebecca Harries**

0117 317 1086

[rharries@alderking.com](mailto:rharries@alderking.com)

**Ref:** TWD/0164/Pending

**Date:** July 2020

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