



TO LET

OSPREY COURT

Unit 3B, Osprey Court, Hawkfield Business Park, Hawkfield Way, Bristol, BS14 0BB

Self-contained first floor office within onsite car parking and comprise 992 sq ft net approx..

Location

Osprey Court is conveniently located just off the A4174 ring road, approximately 4 mile to the south of Bristol city centre and within 7 miles of Bristol International Airport.

Major bus routes, including the Metrobus, offers direct links into Bristol city centre and Bristol Temple Meads Railway Station, and are located next to the site.

There is also a wide range of retail and leisure facilities are located nearby, at Imperial Retail Park and Hengrove Leisure Park.

**Bristol International
Airport**



7 miles southwest

M5



8 miles northwest

Bath

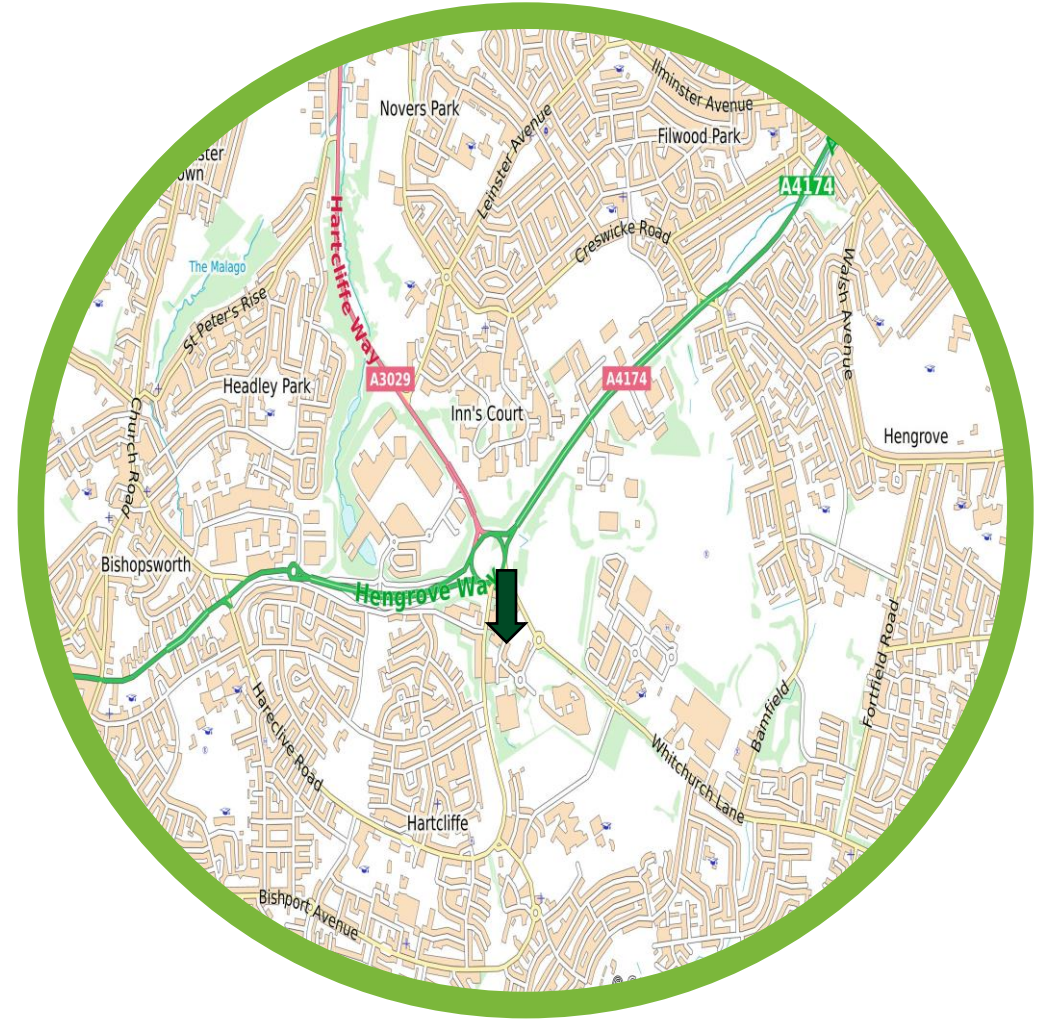


12 miles east

Bristol



4 miles north



Accommodation

Description

The accommodation is arranged at first floor level and is accessed via a self-contained entrance. It has recently undergone refurbishment and benefit from an open plan nature with LED lighting and a comfort heating and cooling system.

Parking

The accommodation is offered with 4 allocated onsite car parking spaces.

Services

We are advised that main 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 their state, condition and suitability.

Area	Sq ft	Sq m
First Floor	992	92.15
TOTAL	992	92.15

**Sat Nav
BS14 0BB**



**Suspended
ceilings**



**Comfort
cooling**



**Onsite
parking**



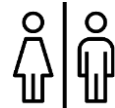
**LED
lighting**



Kitchenette



WC facilities





Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Tel: 0117 922 1222 or www.Bristol.gov.uk

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.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Tenure

The property is available by way of a new full repairing lease for a terms of years to be agreed.

Rent

The property is offered on a quoting rent of £14,500 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may also be required to provide a rental deposit subject to the landlord's discretion.

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.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

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

AK Ref: TWD/PENDING

Date: July 2024

Subject to Contract

Tom Dugay

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Important Notice

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.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.