

OFFICES TO LET

Portishead

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PROPERTY CONSULTANTS



M5 CORRIDOR OFFICE PARK WITH TOWN CENTRE AND MARINA FACILITIES

Ground Floor Unit 2D
Marine View Office Park
42 Martingale Way
Portishead
BS20 7AW

1,738 sq ft
(161.46 sq m) net approx

6 car parking spaces

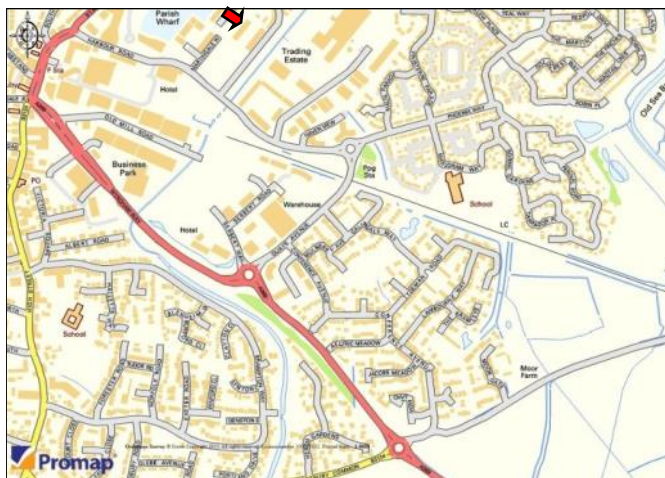


Ground Floor Unit 2D, Marine View, Portishead BS20 7AW

Location

Portishead is a coastal town located just 10 miles from Bristol City Centre and has direct access to the M5 at Junction 19 which is located less than 2 miles away, via the A369. This in turn offers access to the M4/M5 interchange, allowing easy access to the Midlands, The South West and London. Bristol International Airport is also only 10 miles to the South.

Marine View office park offers high quality office accommodation with town centre and marina facilities all within a short walk.



Description

The available accommodation is located in block two of the first phase of the development and benefits from

- Full access raised metal floors
- Suspended ceilings with recessed LG3 lighting
- VRF air conditioning system
- Double height reception area
- w/c facilities
- Bicycle storage

Accommodation

Area	Sq ft	Sq m
GF Unit 2D	1,738	161.46
TOTAL	1,738	164.46

All measurements are approximate Net Internal Areas.

Lease

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

Rent

On application.

Parking

The accommodation has 6 on site car 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 understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of North Somerset Council. Tel: 01275 888811 or www.n-somerset.gov.uk.

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 North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

The property is described as office and premises on the website with a rateable value of approximately £19,500.

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.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

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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.

VAT

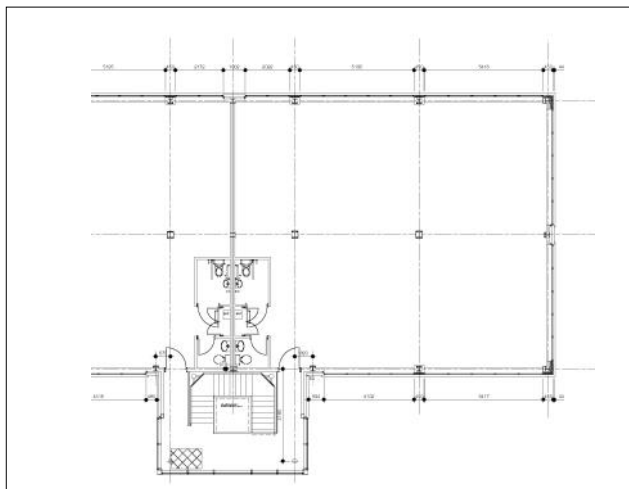
Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent price. We recommend that the prospective tenants establish the implications before entering into any agreement.

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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