

TO LET / MAY SELL

BACKFIELDS LANE

Unit 23, Backfields Lane, Bristol BS2 8QW

Self-contained, ground floor studio / office unit
355 sq ft net approx.



Location

Located on Backfields Lane, just off of the historic Brunswick Square and Stokes Croft. It is within a short walk of a number of facilities within the City Centre and Cabot Circus shopping complex and provides direct access to the M32 and motorway networks to the North of Bristol City Centre.

The property is also located just off the inner ring road that provides excellent access to all parts of Bristol City Centre including Temple Meads Railway Station which is approximately 1 mile away.



M32



1 mile east

Temple Meads



2 miles southeast

Cabot Circus



1 mile

Accommodation

Description

This studio office unit is located at ground floor level and is open plan in nature. The studio has been finished to a high standard and benefits from a secure timber shutter, electric panel heaters, contemporary lighting and WC and kitchen facilities.

Services

We are advised that all 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 the state and condition of such items.

Area	Sq ft	Sq m
Unit 23	355	32.9
TOTAL	355	32.9

Open plan layout



Electric Heating



WC facilities



Pendent lighting



Kitchenette



Planning | Rates | EPC | Terms

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 of Bristol City Council.

Tel: 0117

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](#)

VAT

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

Tenure

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

Alternatively consideration may be given to the disposal of the long leasehold interest.

Rent/Purchase Price

Upon application.

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 be required to provide a rental deposit subject to their financial standing.

AML

A successful tenant/purchaser 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

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AK Ref: TD/69750
Date: May 2022
Subject to Contract

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Important Notice

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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.

alder king

PROPERTY CONSULTANTS

