

# TO LET

59, Whitchurch Lane, Bristol

Hartnell  
TaylorCook



## Contact

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## On the instruction of:



### LOCATION - BS13 7TE

The property fronts onto Whitchurch Lane which provides direct access to the inner circuit ring road and from there Bristol City Centre and the M32 which lie approximately 5 miles to the north.

### DESCRIPTION

The accommodation is situated on the 2nd floor and has been sub-divided to create a number of cellular offices together with male and female WCs, a kitchen and reception area.

The accommodation is carpeted and benefits from suspended ceilings incorporating fluorescent strip lighting. The building is heated via gas fired warm air system and the accommodation benefits from perimeter trunking.

### PARKING

There are approximately 8 car parking spaces allocated to the available floor.

### ACCOMMODATION

Second Floor	4,408 sq ft	409.51 sq m
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### TENURE

The accommodation is available on a new sub-lease for a term of years to be agreed.

### RENT

£17,500 per annum, exclusive of rates, service charge and VAT.

### RATES

**Rateable Value:** £17,250

**UBR:** 49.1p

**Rates Payable:** £8,469.75

Please verify the actual rates payable with the local authority.

### EPC

A copy of the energy performance certificate can be made available upon request.

### LEGAL COSTS

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

### VIEWING

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

Bristol Office  
Somerset House  
18 Canynge Road  
Clifton  
BS8 3JX  
T. 0117 923 9234  
[htc.uk.com](http://htc.uk.com)

**TO LET**  
59, Whitchurch Lane, Bristol

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**Energy Performance Certificate**  
Non-Domestic Building



SECOND FLOOR  
59 Whitchurch Lane  
Bishopsworth  
BRISTOL  
BS13 7TE

**Certificate Reference Number:**  
0250-5917-0398-5412-1080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **118** This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 426  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 90.21  
Primary energy use (kWh/m<sup>2</sup> per year): 520.53

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
**20** If newly built  
**59** If typical of the existing stock



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