

To Let

Lawes House

Bristol Road, Portishead, BS20 6QG

Hartnell
TaylorCook



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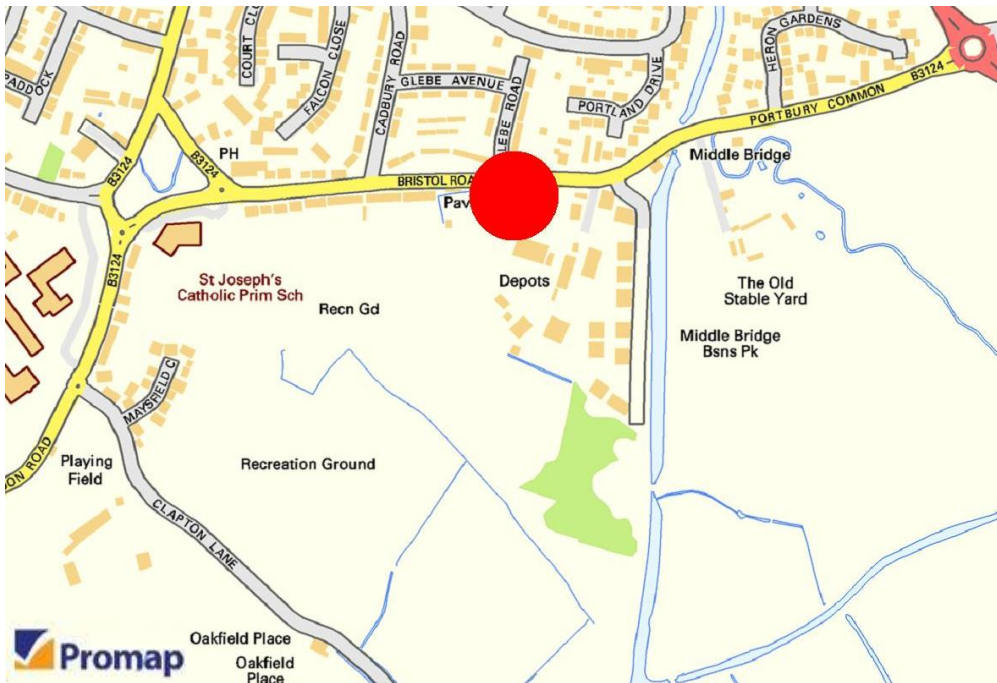
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Description

Lawes House comprises two blocks, A and B, both two storey arranged over ground and first floor.

The available accommodation in Block A is located on the ground floor accessed from a ground floor entrance to the front of the building.

The office is newly refurbished and benefit from carpeted floors, painted walls, ceiling mounted fluorescent strip lighting, perimeter radiators and intercom phone entry system. There is a disabled WC on the ground floor, with male and female WCs, and a small kitchenette on both floors.



Location

Lawes House is situated on Bristol Road approximately 0.5 miles from Portishead Town Centre and within a 5 minute drive of Junction 19 of the M5, providing easy access to the M4/M5 interchange. Bristol City Centre is approximately 9.5 miles distant; a 20 minute drive away.

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Tenure

The office accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed direct with the Landlord.

Rental

£13.00 per sq ft, exclusive of rates, service charge and VAT.

Service Charge

The current service charge is approximately £3.00 per sq ft.

Car Parking

Parking Ratio 1:325 sq ft – Equating to 2 demised parking spaces for this office suite.

Business Rates

Unit A2 - Due to be reassessed as currently assessed as two separate suites.

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency (www.voa.gov.uk).

Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) the available accommodation has the following approximate total net internal floor area.

Size	Sq ft	Sq m
Ground Floor Suite A2	636	59.09



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VAT

We understand the building is elected for VAT and therefore VAT will be payable on all prices.

EPC

Rating C (58).

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Viewing

Viewing strictly by appointment through Hartnell Taylor Cook.



Energy Performance Certificate Non-Domestic Building

 HM Government

LAWES HOUSE
66-68 Bristol Road
Portishead
BRISTOL
BS20 6QG

Certificate Reference Number:
9299-3099-0018-0091-4095

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 58

This is how energy efficient the building is.

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For further information or to arrange an inspection of the site, please contact the below:

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