TO LET

Lawes House, Bristol Road, Portishead





Contact

Lizzie Boswell
Direct Dial:

0117 946 4597

Mobile:

07919 057756

Email:

lizzie.boswell@htc.uk.com

Chris Grazier Direct Dial:

0117 946 4538

Mobile:

07788 105578

Email:

Chris.Grazier@htc.uk.com

LOCATION - BS20 6QG

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.

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 offices bare newly refurbished and benefit from carpeted floors, painted walls, perimeter radiators, dado perimeter trunking 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.

PARKING

The building benefits from a very good parking ratio of 1:325 sq ft. Additional car parking is also available next door offering plenty of parking for new occupiers.

DESCRIPTION

Ground A1 (Left) 722 sq ft 67.07 sq m
Ground A2A (Right Front) 235 sq ft 21.83 sq m
Ground A2B (Right Rear) 373 sq ft 34.65 sq m
Total 1,330 sq ft 123.55 sq m

TENURE

The accommodation is available from the end of June 2018 by way of a new full repairing and insuring lease for a term of years to be agreed direct from the Landlord.

RENT

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

SERVICE CHARGE

The estimated service charge is circa £3.00 per sq ft.

RATES

Rateable Value: £9,200 (A1) £3,700 (A2A) £4,850 (A2B)

UBR: 48p

Rates Payable: £4,416 (A1) £1,776 (A2A) £2,328

A2B)

Please verify the actual rates payable with the local authority.

EPC

The property has an energy performance rating of C (69) - a copy of the energy performance certificate can be made available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VIEWING

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

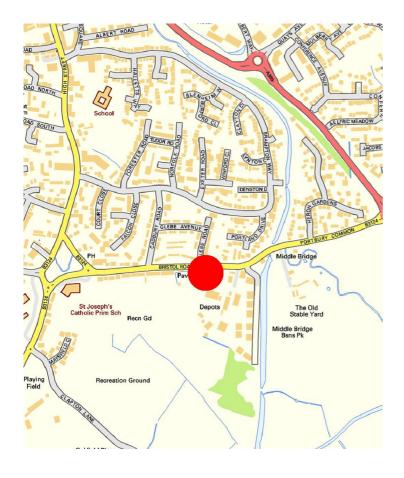
Bristol Office Somerset House 18 Canynge Road Clifton BS8 3JX T. 0117 923 9234

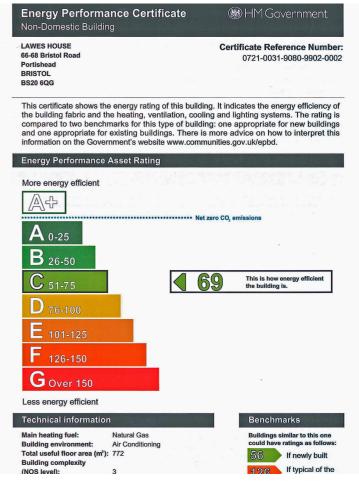
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