

TO LET

Lawes House, Bristol Road, Portishead

Hartnell
TaylorCook



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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

htc.uk.com

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Energy Performance Certificate

Non-Domestic Building



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

Certificate Reference Number:
0721-0031-9080-9902-0002

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 on the Government's website www.communities.gov.uk/epbd.

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

69 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 772
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
56 If newly built
126 If typical of the



SUBJECT TO CONTRACT

Date of Production: 08-Feb-2019

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