

TO LET

Almondsbury - Bristol

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PROPERTY CONSULTANTS



**FIRST FLOOR OFFICE
ACCOMMODATION**

**Stanway House
Almondsbury Business
Centre
Bristol
BS32 4QH**

**3,517 sq ft
(326.7 sq m) net approx.**

**12 onsite allocated car parking
spaces**

First Floor, Stanway House, Almondsbury Business Centre, Bristol, BS32 4QH

Location

Almondsbury Business Centre is situated in a prime position at the M4/M5 motorway interchange to the north of Bristol city centre. Parkway railway station is within 4 miles and there are a range of amenities including Hilton Hotel, Tesco's Express, a pub, restaurants and a children's nursery in walking distance. Further afield the Willow Brook Retail Centre provides a wide range of amenities.

There are major occupiers from all business sectors based in Almondsbury Business Centre and the immediate area including, AXA, Barratt Homes, RAC, TSB, Capita and NHS Direct.



Description

The first floor of Stanway House is available as a whole or it can be sub-divided to provide smaller suites. The building benefits from multiple access points and stairwells, natural ventilation via openable windows, and the accommodation is to be refurbished to a high standard to the following specification;

- Suspended ceilings incorporating low glare lighting.
- Newly redecorated and re-carpeted with contemporary finishes.
- Gas fired central heating.
- Perimeter trunking.
- Demised WCs.

Area	Sq ft	Sq m
First floor	3,517	326.7
TOTAL	3,517	326.7

Accommodation

All measurements are approximate Net Internal Areas.

Parking

The accommodation has 12 parking spaces.

Lease

The accommodation is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

On application.

Services

We are advised that all main services are connected to the premises and 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.

Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of South Gloucestershire Council on: 01454 868004 or : www.southglos.gov.uk.

Legal Costs

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

Business Rates

Interested parties should make their own enquiries to South Gloucestershire District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

The property currently listed as office and premises and has a rateable value of £45,000.

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 landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is C (52). The full certificate and recommendations can be provided on request.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

VAT

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

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.



Viewing Arrangements

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

Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol BS8 3BA

www.alderking.com

Tom Dugay

0117 317 1094

tdugay@alderking.com

Rebecca Harries

0117 317 1086

rharries@alderking.com

Joint Agent

Hartnell Taylor Cook

Natalie Bennett

0117 923 9234

Lizzie Boswell

0117 923 9234

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