

# HOOTONS

***UNIT 200 CENTRAL PARK TRADING ESTATE  
PETHERTON ROAD  
WHITCHURCH  
BRISTOL  
BS14 9BZ***

***OFFICE SUITE TO LET/ MAY SELL***

***FROM 138.83 SQ M (1,494 SQ FT)***



Located in the Hengrove area, Central Park Trading estate is situated just off the Wells Road (A37), and the A4174 ring road which both link with the Bath road (A4). This provides the premises with good access to Temple Meads and Bristol City Centre which are approximately 2 ½ miles to the north.

**[www.hootons.co.uk](http://www.hootons.co.uk)**

**The Coach House, 1 Hurlle Road, Clifton, Bristol, BS8 2SY  
Tel: 0117 933 9915 Email: [commercial@hootons.co.uk](mailto:commercial@hootons.co.uk)**

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### *DESCRIPTION*

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The ground floor of this two storey office building is compartmented into several offices including reception. The suite benefits from a fitted kitchenette, toilets, gas central heating, suspended ceiling, strip lighting and secondary glazing.

There are six allocated car spaces for the premises.

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### *ACCOMODATION*

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The approximate net internal area is as follows:-

Office suite    138.83 sq m    (1,494 sq ft)

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### *PROPOSAL*

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The property is available on a leasehold basis with flexible terms to be agreed or by way of sale of the long leasehold interest.

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### *RENT*

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£11,750 per annum exclusive

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### *PRICE*

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£147,500

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### *RATES*

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Rateable Value: £14,750.

Rates Payable (2015/16) 48.0p in the £

Interested parties should make their own enquiries to the Local Billing Authority, Bristol City Council, to ascertain exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.

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### *PLANNING*

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We believe the unit is suitable for most light industrial, storage or office uses. The tenant will be responsible for ensuring that the use complies with the current planning consent for the unit therefore all applicants are advised to make their own enquiries.

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### *LEGAL COSTS*

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Each party to be responsible for paying their own legal costs.

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### *VAT*

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All figures quoted are exclusive of VAT

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### *VIEWING & FURTHER INFORMATION*

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By appointment with the sole agents:

Hootons Commercial Ltd  
The Coach House  
1 Hurle Road  
Clifton  
Bristol BS8 2SY

Contact: Ben Newton  
Tel: 0117 933 9915

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### *ENERGY PERFORMACE CERTIFCATE*

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Arriving shortly.

#### **NOTICE**

Hootons Commercial Ltd for themselves and for the vendor/lessor of this property whose agents they are give notice that: (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Hootons Commercial Ltd or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact; (iii) intending purchasers/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) we have not tested any equipment or services and applicants should arrange for their own investigations into working order or suitability; (v) the vendor/lessor does not make or give and neither Hootons Commercial Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (vi) any references to terms are based on information supplied by our client, we have not had sight of all title documents; (vii) all rentals and price are exclusive of VAT where applicable; (viii) under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.