

UNIT 4&5 APEX COURT ALMONDSBURY

BRISTOL
BS32 4JT



TO LET
OFFICE

1,598 sq ft
148.44 sq m

HOOTONS

0117 933 9915

The Coach House,
1 Hurle Rd, Clifton,
Bristol BS8 2SY

LOCATION

Apex Court is part of the Almondsbury Business Park, an established and popular business development, close to the M4 and M5 interchange, accessible via junction 16 of the M5 on the A38 to Bristol. The premises are approximately 6 miles north of Bristol City centre and 2 miles from Bristol Parkway Rail station, which provides regular services to London Paddington.

DESCRIPTION

The property comprises an open plan office which benefits from suspended ceilings with strip lighting, kitchenette and W.C facilities. In addition there are 5 allocated off street parking spaces.

ACCOMMODATION

The property comprises a total net internal floor area of 148.44 sq m (1,598 sq ft). Consideration will be taken to a letting of half which comprises 74.11 sq m (798 sq ft).

TERMS

The property is available by way of a new full repairing and insuring lease/s for a term/s to be agreed.

VAT

All figures quoted are exclusive of VAT which is chargeable..

RENT

£14,950 per annum exclusive

BUSINESS RATES

Rateable Value: £10,500

Rates Payable (2020/21) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

Each party will be responsible for their own legal costs in connection with this transaction.

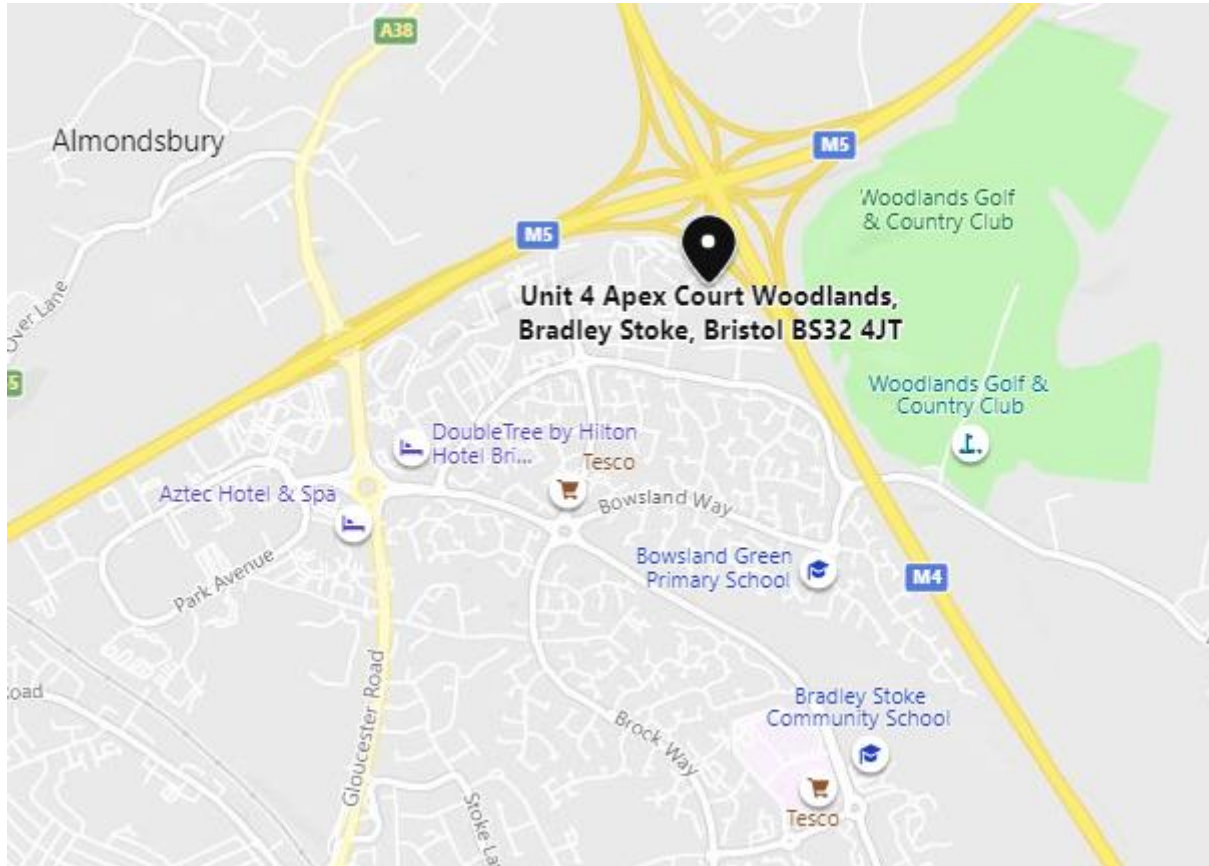
ENERGY PERFORMANCE CERTIFICATE



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