

## OFFICES



# FIRST FLOOR OFFICES

## TO LET

**KINGS COURT, HIGH STREET, NAILSEA, BRISTOL,  
BS48 1AW**

**SIZE: 2,152 SQ FT (200 SQ M)**

### LOCATION

Kings Court is located in the town centre of Nailsea with pedestrian access between the High Street and a public car park to the rear providing abundant free parking.

Nailsea is located approximately 5 miles south of Bristol and has easy access to the M5 Motorway, via the Junction 20 at Clevedon, which is approximately 5 miles to the west via the B3130. Nailsea and Backwell Railway Station provides regular direct services to Bristol Temple Meads and London Paddington.

### CONTACT

Carter Jonas LLP

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[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

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Associate

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### IMPORTANT INFORMATION

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Jonas**

## DESCRIPTION

Kings Court provides a mix of retail units with offices arranged over first and second floors. The building is of concrete construction with brick external elevations under a pitched tile covered roof. The offices have stairs and lift access and their own WC's. The offices are refurbished and well-presented with central heating throughout.

## ACCOMMODATION

The approximately net internal areas are as follows:

First Floor Office: 2,152 sq ft (200 sq m)

## RATES

According to the valuation office agency website, the offices are assessed as follows:-

Rateable Value 2022/23: £13,250

Rateable Value from 1st April 2023: £16,750

## LEASE

The offices are available on a new effectively full repairing and insuring lease for a term to be agreed, subject to a service charge, with the lease to be excluded from the Security of Tenure provisions of the Landlord & Tenant Act 1954.

## RENT

£10.50 per sq ft per annum exclusive of VAT, rates and service charge.

## SERVICE CHARGE

There is a service charge payable as a contribution towards the landlords costs of running and maintaining the building, details are available on request.

## LEGAL COSTS

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

## VAT

All terms quoted are exclusive of VAT where applicable.

## VIEWINGS

Strictly via sole agents:

Kate Richardson  
kate.richardson@carterjonas.co.uk

at this office, Tel: 0117 922 1222.

For details of all commercial properties marketed through this firm please visit:

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**SUBJECT TO CONTRACT SEPTEMBER 2022**

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