

# OFFICES



PRELIMINARY PARTICULARS

# TO LET

**\* SHORT TERM LETTINGS AVAILABLE \***

**MIDAS HOUSE, WINTERSTOKE ROAD, BRISTOL,  
BS3 2LF**

**3,130 FT<sup>2</sup> - 10,246 FT<sup>2</sup> (291 M<sup>2</sup> - 952 M<sup>2</sup>)**

**37 PARKING SPACES**

## LOCATION

Midas House is prominently positioned on Winterstoke Road, Bristol, immediately adjacent to Ashton Gate Stadium. The property is easily accessible to all points in South Bristol and the city centre whilst the A4 Portway provides a swift connection to Junction 17 of the M5 Motorway at Avonmouth. Parson Street railway station lies approximately 1/2 miles to the east.

## DESCRIPTION

Midas House is a modern self-contained office building constructed in 1980 providing office accommodation over three floors. The accommodation is well carpeted and decorated throughout and benefits from a high quality fit out. The building has suspended ceilings, fluorescent lighting, gas-fired central heating and comfort cooling to part. The building has shower facilities.

## CONTACT

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## IMPORTANT INFORMATION

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# MIDAS HOUSE, WINTERSTOKE ROAD, BRISTOL

## ACCOMMODATION

Ground Floor:	3,498 ft <sup>2</sup>	325 m <sup>2</sup>
First Floor:	3,618 ft <sup>2</sup>	336 m <sup>2</sup>
Second Floor:	3,130 ft <sup>2</sup>	291 m <sup>2</sup>
TOTAL:	10,246 ft <sup>2</sup>	952 m <sup>2</sup>

The building has 37 car parking spaces.

## LEASE

The building is offered to let as a whole or in floors on a new lease/leases outside the security of tenure provisions of the Landlord & Tenant Act 1954. Short term agreements are available with an ideal term of 12 months.

## RENT

£20.00 per ft<sup>2</sup> per annum subject to contract

## RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £71,000

## ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of 'D' (87).

## LEGAL COSTS

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

## VAT

All terms quoted are exclusive of VAT, if applicable.

## VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Kate Richardson

kate.richardson@carterjonas.co.uk / 0117 363 5699 / 07342 701095 or

Andrew Hardwick

andrew.hardwick@carterjonas.co.uk / 0117 363 5694 / 07771 820053

For details of all commercial properties marketed through this firm please visit: [carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**SUBJECT TO CONTRACT July 2022**

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