

**MODERN OPEN PLAN OFFICES**



**UNIT E, ST DAVID'S COURT  
CLEVEDON**

**TO LET**

**GROUND FLOOR, UNIT E, ST DAVID'S COURT, WINDMILL ROAD, CLEVEDON, BS21 6UP**

**APPROXIMATELY 1,345 SQ FT (124.95 SQ M)  
4 ON SITE CAR PARKING SPACES**

**LOCATION**

The property is located off Windmill Road, south of Clevedon Town Centre and close to Junction 20 of the M5 Motorway, which provides swift access to Bristol, 10 miles to the north, the motorway network and all points to the Southwest.

St David's Court is located on an established business park, conveniently located close to the town centre, which offers a range of retail units, banks, restaurants and other amenities within a short drive.

**CONTACT**

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**IMPORTANT INFORMATION**

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# UNIT E, ST DAVID'S COURT CLEVEVEDON

## DESCRIPTION

The Ground Floor of St David's Court comprises modern open plan offices which have been extensively refurbished and are ready for immediate occupation.

The Ground Floor benefits from dedicated disabled and Unisex WC facilities together with a high quality well-appointed galley kitchenette.

The office space incorporates the following specification :-

- Comfort cooling
- Double glazed windows
- Carpeting
- Disabled WC facility
- Suspended ceilings & LED lighting
- Security alarm system
- Raised floors
- Fitted window blinds

## ACCOMMODATION

The approximate net internal areas are as follows:

Ground Floor: 1,345 sq ft (124.95 sq m).

## CAR PARKING

There are 4 allocated car parking spaces.

## TERMS

The building is offered to let on a full repairing and insuring lease, for a term of years to be agreed and subject to normal rent review provisions.

## RENT

£16,150 per annum exclusive .

## BUSINESS RATES

Rateable Value: £15,000.

## EPC

Further details available upon application.

## 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 & FURTHER INFORMATION

Strictly via sole agents:

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**SUBJECT TO CONTRACT NOV 2023**

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# UNIT E, ST DAVID'S COURT CLEVEEDON



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