



TO LET

FILTON 20

Golf Course Lane, Filton, Bristol BS34 7QQ

Office accommodation within on site car parking. Comprising 1,317 sq ft net approx.

Location

Filton lies approximately 5 miles north of the city of Bristol and is an established commercial and historic location, renowned for its aviation production. Filton 20 provides excellent transport links to the M4 and M5 and the rest of the national motorway network. Bristol Parkway railway station, which is within 3 miles, offers frequent services through out the UK, while Filton Abbeywood Station is less than 2 miles away and offers frequent local services.

The site is also surrounded by amenities, with an onsite café and shop. The Mall at Cribbs Causeway is also within a short drive and offers a wide range of retail and leisure facilities.

M4



3 miles north

M5



3 miles north

Bristol Parkway



3 miles

Bristol



5 mile



Accommodation

Description

The available accommodation is located within New Filton House at first floor level. The accommodation currently benefits from suspended ceilings incorporating recessed lighting, perimeter trunking, gas fired central heating and comfort cooling to part. There is also an onsite café and convenience store.

Parking

The accommodation has a number of car parks on site and spaces are offered on a ratio of 1:250 sq ft.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
New Filton House		
Part first floor	1,317	122.3
TOTAL	1,317	122.3

Perimeter Trunking



Suspended ceilings



Comfort cooling



Onsite parking



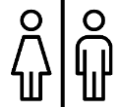
Recessed lighting



Kitchenette



WC facilities





Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of South Gloucestershire Council.

Tel: 01454 868004 or www.southglos.gov.uk

Business Rates

Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease

The property is available on a new flexible full repairing and insuring service charge lease for a terms of years to be agreed.

Rent

The property is offered on a leasehold basis at a quoting rent from £16.00 per sq ft per annum exclusive of VAT.

Legal Costs

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

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to their financial standing.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com

AK Ref: TWD/76229

Date: Jan 2024

Subject to Contract

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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.