



TO LET

THE ANNEX

[HERE], Bath Road, Bristol, BS4 3AP

Self-contained office building with 14 onsite car parking space – 3,497 sq ft net approx



Location

The property is located on the South East side of the City Centre and approximately 1 mile away from Temple Meads Railway Station, which offers a local and national transport connections.

Being located on the A4 Bath Road, the property enjoys easy access to both Bristol and Bath and it on the main bus route between the two cities. The property is also only a short drive to a wide variety of amenities and facilities within the City Centre and Brislington retail park.



**Avonmeads
Retail Park**



1 mile north

Temple Meads



1 mile northwest

Bath



11 miles

Bristol



1 mile

Accommodation

Description

The property is entirely self contained and provides studio office space over ground and first floors. The upper floors provide a mix of open plan office space together with useful partitioned meeting rooms / director rooms

Tenants will also have the use of the onsite facilities offered within the main [HERE] building which includes a coffee shop, breakout space, games room and shower facilities.

Services

We are advised that 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 their state, condition and suitability.

Parking

The accommodation has a total of 14 available parking spaces.

Area	Sq ft	Sq m
Ground and First Floor	3,497	325
TOTAL	3,497	325

Self-contained Offices



Onsite amenities



Electric heating



Onsite parking



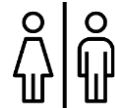
LED lighting



Kitchen



WC facilities



Planning | Rates | EPC | Terms

Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Bristol City Council on: 0117 9221222 or : www.bristol.gov.uk.

Business Rates

Interested parties should make their own enquiries to Bristol City 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

The EPC Rating is C (69) and the full certificate can be provided on request.

Code for Leasing

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

Terms

The accommodation is offered by way of an assignment of the existing lease for a term up until February 2028 or alternatively consideration will be given to granting a new sublease of the whole property for a term of years to be agreed.

Rent

The current passing rent is £102,815.22 per annum inclusive of Service Charge but 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.

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

Date: Feb 2024

Subject to Contract

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Important Notice

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A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.

alder king

PROPERTY CONSULTANTS

