

TO LET

Self-contained offices—near Cribbs Causeway

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PROPERTY CONSULTANTS

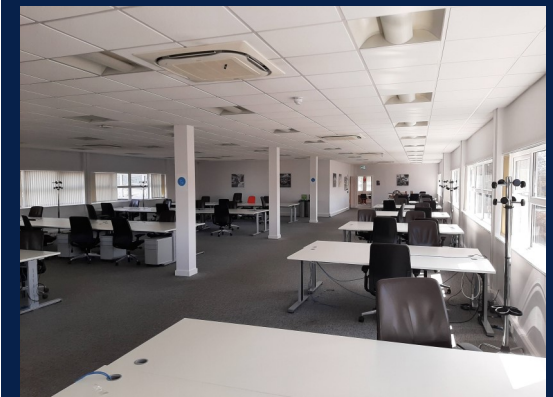


**GOOD QUALITY OFFICE
ACCOMMODATION
NEXT TO CRIBBS
CAUSEWAY**

**Unit 11 Patchway Trading
Estate
Britannia Road
Bristol
BS34 5TA**

**13,268 sq ft
(1,232.6 sq m) net approx.**

Self-contained office with
secure on site car parking

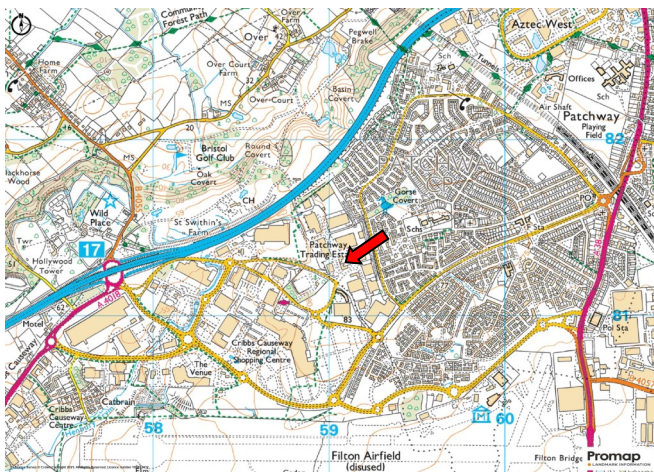


Unit 11 Patchway Trading Estate, Britannia Road, Bristol, BS34 5TA

Location

Patchway Trading Estate enjoys a convenient location on Britannia Road, which is located to the north of Bristol Cribbs Causeway. The building provides direct access to the M5 at junction 17 which is less than 1 mile away, and in turn this offers easy access to the M4 and M32. Bristol Parkway station is location 5 miles to the east.

The property offer close proximity to a wide range of amenities, with Bristol Cribbs Causeway and the Venue Leisure complex both within 10 minutes walk.



Description

The available accommodation comprises a self-contained building with a secure car park. The accommodation benefits from the following features;

- Comfort Heating and Cooling system
- Ground floor reception area
- Suspended ceilings incorporating LG3 lighting
- Perimeter trunking
- Male, Female, and Disabled WC facilities
- Showers

Accommodation

The available accommodation comprises the following;

Area	Sq ft	Sq m
Ground Floor	6,368	591.6
First Floor	6,900	641.0
TOTAL	13,268	1,232.6

The accommodation is available as a whole.

All measurements represent approximate net internal floor areas.

Car Parking

The accommodation benefits from secure on site car parking spaces, totalling 75 spaces. These are located to the front and rear of the property.

Lease

The accommodation is offered by way of an assignment of the existing lease expiring in November 2024. The lease has been granted outside the security of tenure provisions of the 1954 Landlord & Tenant Act. Alternatively, the accommodation is available as a whole by way of a new full repairing and insuring sub leases for a term to be agreed.

Rent

On application.

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.

Services

We are advised that all main services are connected to the premises and 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.

Planning

We are advised that the accommodation benefits from Office consent. All interested parties should make their own enquiries to the Planning Department of South Gloucestershire Council on: 01454 868004 or : www.southglos.gov.uk.

Legal Costs

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

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 landlords' discretion.

Energy Performance Certificate

The full certificate and recommendations can be provided on request.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

VAT

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

Subject to Contract

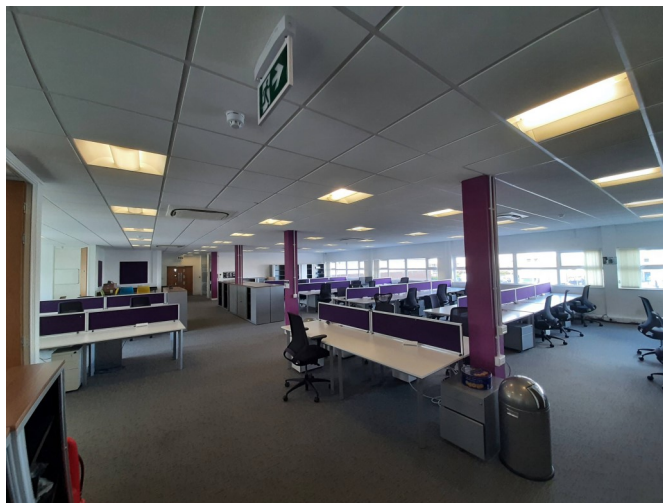
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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Anti Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any incoming tenant to provide proof of identity and source of funding prior to instructing solicitors.



Viewing Arrangements

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

Alder King Property Consultants

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