



TO LET

THE PARK CENTRE

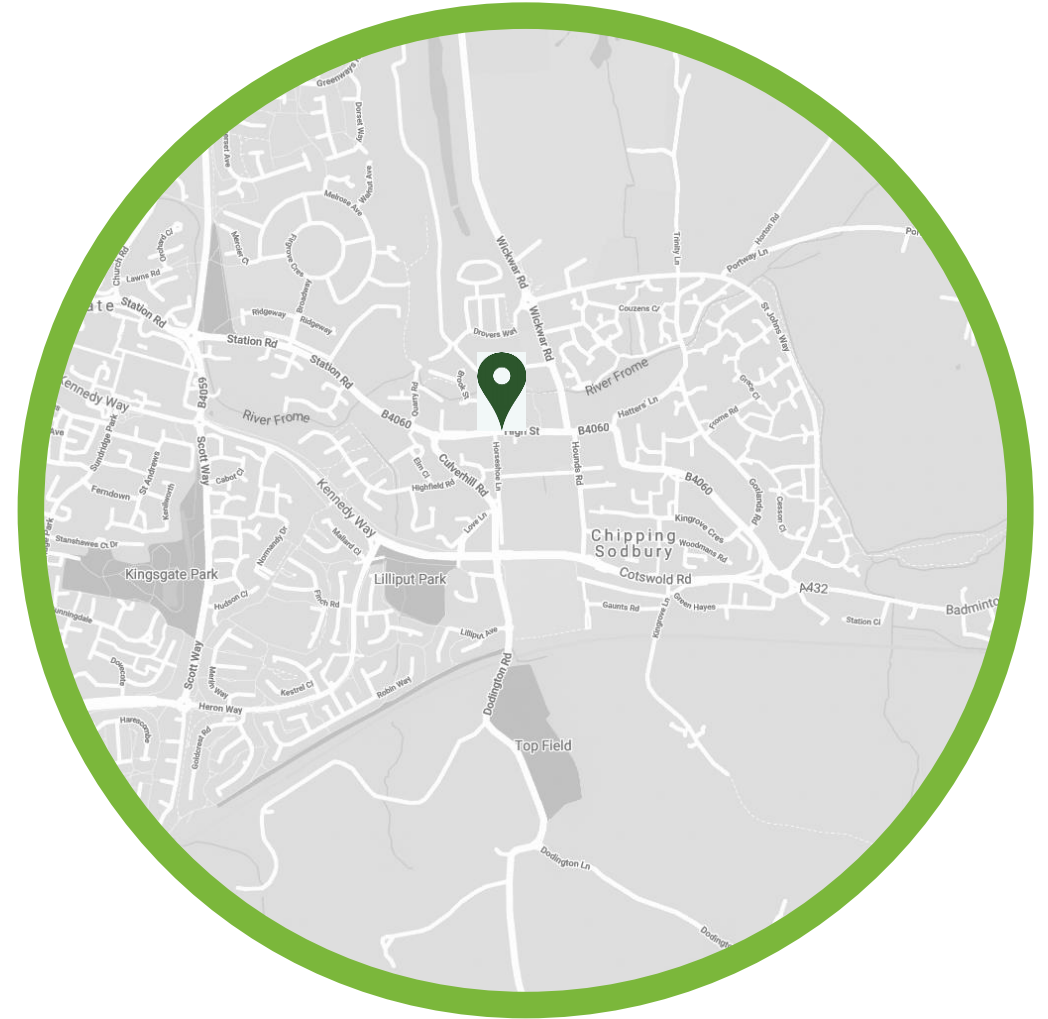
Daventry Road, Knowle, Bristol, BS4 1DQ

Good quality first floor office accommodation set within a Community building and benefitting from a wide range of onsite amenities. 786 – 1,789 sq ft net approx.

Location

Located to the South East of Bristol City Centre, the property is conveniently located less than 2 miles away from Bristol Temple Meads Railway Station and just over 1 mile away from Bedminster Train Station.

Situated in Knowle, the property is easily accessible from both Bristol and Bath and has a range of amenities located close by. Imperial Retail Park, Hengrove Leisure Park and Avon Mead Retail Park are all located within 2 miles of the property.



Temple Meads



2 miles

**Bedminster
Station**



8 miles northwest

Bristol



2 miles

Bath



12 mile

Accommodation

Description

This building has recently been constructed and the available office accommodation has been finished to a high standard. It benefits from LED lighting, central heating and centrally controlled fresh air handling, dado trunking and openable windows,

Parking

There is ample on site car parking, including electric car charging ports.

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
First floor 10	1,003	93.14
First floor 21	786	73
TOTAL	1,789	166.14

Shower facilities



Suspended ceilings



Comfort cooling



Onsite parking



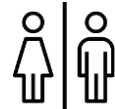
LED lighting



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 Bristol City Council.

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

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 accommodation is available on a flexible full repairing service charge lease for a term of years to be agreed.

Rent

The accommodation is offered on an all-inclusive basis at a quoting rent of £20.00 per sq ft per annum exclusive. The rent is inclusive of service charge, business rates and utilities.

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 financial status.

VAT

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

AML

A successful tenant/purchaser 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/96889

Date: May 2022

Subject to Contract

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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

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

