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TO LET

UNIT 3A YEO BANK BUSINESS PARK, KENN ROAD, CLEVEDON, NORTH SOMERSET, BS21 6UW



- **APPROX 1,055 SQ FT (98.01 SQ M)**
- **MODERN, OPEN PLAN FIRST FLOOR OFFICE SUITE**
- **FITTED KITCHEN AND BOARD ROOM IN SITU**
- **FOUR ALLOCATED PARKING SPACES**
- **BUSINESS PARK LOCATION**

SUBJECT TO CONTRACT

LOCATION

The property is located on Kenn Road in Clevedon, 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 and to all points of the Southwest. The development is conveniently located close to the town centre with a range of local amenities.

DESCRIPTION

The development comprises five modern office buildings, which were completed in 2006. Each building is arranged over two floors, providing a high quality, contemporary, open-plan working environment. Unit 3A offers self-contained office accommodation over the first floor with the W/C facility located on the ground floor:

The suite is finished to a high standard and incorporates the following specification: -

- Air Conditioning
- Suspended ceilings
- Carpet covered flooring
- Electronic door entry system
- Partitioned board room and kitchen
- Cat 5 cabling throughout
- Perimeter trunking
- Disabled W/C

ACCOMMODATION

In accordance with the International Property Measurement Standards (IPMS 3), the property has the following approximate net internal floor area:-

First Floor 1,055 Sq Ft (98 Sq M)

CAR PARKING

4 on site car parking spaces.

TERMS

The property is available to rent by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

We are quoting £13.00 per sq ft per annum, exclusive.

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk), we understand that the property has the following designation.

Rateable Value: £8,700
Rates Payable (2018 / 2019): £4,176

We understand that due to recent changes regarding small business rates relief, properties that have a Rateable Value of less than £12,000 will benefit from 100 % relief, however, this is specific to individual occupiers and you are advised to make your own enquiries with the Valuation Office Agency website to confirm the details.

LEGAL COSTS

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

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

VAT

We understand that the property is elected for VAT therefore VAT will be payable on all prices.

ENERGY PERFORMANCE CERTIFICATE

Rating = C (69)

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO. Holly Boulton

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

NOVEMBER 2018



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