



PROPERTY CONSULTANTS

DRAFT PARTICULARS

FOR SALE

OFFICE INVESTMENT OPPORTUNITY



103.23 SQ M (1,111 SQ FT)

UNIT 3B YEO VALLEY
1 KENN ROAD
CLEVEDON
NORTH SOMERSET BS21 6EL

0117 973 1474

E T PARKER PROPERTY CONSULTANTS & CHARTERED SURVEYORS
Combe House, 33 Oakfield Road, Clifton, Bristol, BS8 2AT

Telephone: 0117 973 1474 Fax: 0117 973 3172 Web: www.ETPproperty.co.uk

A list of Partners is available at the above address

LOCATION

The property is located on the outskirts of Clevedon. It is in close proximity to the B3133 which provides easy access to the M5 motorway via junction 20.

Clevedon is approximately 10 miles to the west of Bristol.

DESCRIPTION

The property comprises a ground floor office suite in a two storey building within the Yeo Valley Business Park constructed circa 2005. The building is of brick construction around a steel frame. To the front there is a glazed communal canopy.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) on a Net Internal Area (NIA) basis and comprises the following approximate areas:-

Boardroom	13.95 sq m	(150 sq ft)
Office (main)	8.65 sq m	(93 sq ft)
Office	8.78 sq m	(95 sq ft)
Office (open plan)	45.80 sq m	(493 sq ft)
Kitchen	5.23 sq m	(56 sq ft)
Staffroom	10.82 sq m	(117 sq ft)
Reception	10.00 sq m	(108 sq ft)
WC	-	-
Net Internal Area	103.23 sq m	(1,111 sq ft)

TENURE

The property is available on a long leasehold basis subject to an occupational lease as described below.

OCCUPATIONAL LEASE

The suite is let to Swegon Ltd for a term of five years from 1 December 2007 subject to a mutual break in the third year, on Full Repairing and Insuring terms.

TENANT'S COVENANT

Swegon Limited is a company in the Latour Group and sells products and solutions for ventilation and indoor climate systems.

	31/12/2008
Turnover	-
Pre-Tax Profit	£89,727.00
Total Net Assets	£348,577.00
Shareholders Funds	£348,577.00

TENANT'S CREDIT SUMMARY - EXPERIAN

Risk Score: 92/100

Risk Analysis: In the light of the information available the overall performance and strength is considered to be very sound. The company has, therefore, been awarded minimum risk status.

RENT RECEIVABLE

Swegon Ltd pay £16,678.00 per annum

PRICE

On application.

RATES

Applicants are advised to make their own enquiries regarding the rateable value of the property.

SERVICES

We understand that the property is connected to mains water, drainage and electricity.

PLANNING

We understand that the premises has planning consent B1 (business) under the Town & Country Planning (Use Classes) Order 1987.

COSTS

Each party to bear their own legal costs incurred in the transaction.

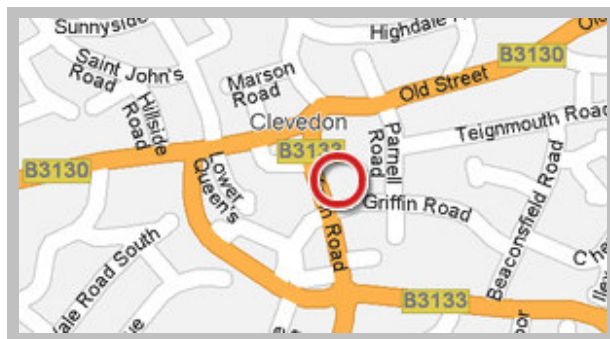
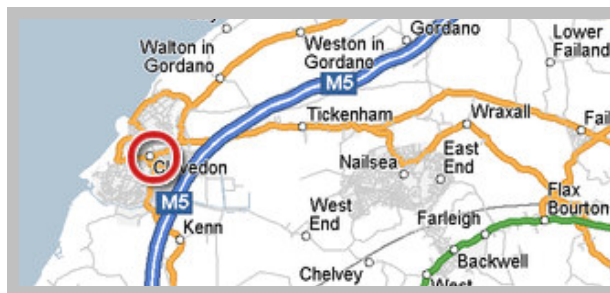
VAT

All prices are quoted exclusive of VAT whether or not chargeable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and a copy can be obtained from the agents on request.

LOCATION PLANS



VIEWING & FURTHER INFORMATION

Strictly through sole agents:-

ETP Property Consultants

Contact: Chris Thomas
Tel No. 0117 973 1474
E-mail: christhomas@ETPproperty.co.uk

Contact: Matthew Hunter
Tel No. 0117 973 1474
E-mail: matthunter@ETPproperty.co.uk

SUBJECT TO CONTRACT