

## TO LET

### SECOND FLOOR OFFICE 94.16 SQ M (1,014 SQ FT)

UNIT 2, APEX COURT, ALMONDSBURY, BRISTOL, BS32 4JT



- Recently refurbished second floor offices
- Fully fitted kitchen
- Video entry system
- Three allocated parking spaces

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## LOCATION

Apex Court in Almondsbury is an established out of town office location situated approximately nine miles north of Bristol city centre and in close proximity to the M4/M5 motorway interchange. Bristol Parkway train station is within three miles and is situated on the main Swansea to London Paddington line.

The surrounding land use predominantly comprises office premises however there is a substantial number of residential dwellings a short distance to the south, as well as the Bradley Stoke District Centre.

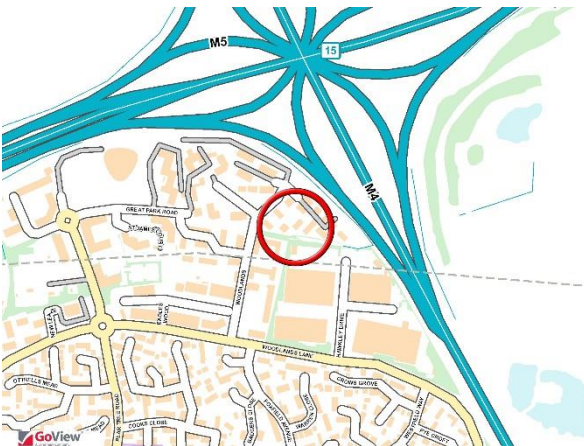
## DESCRIPTION

- Recently refurbished second floor offices.
- Fully fitted kitchen.
- Video entry system.
- Three allocated parking spaces.
- Connected to mains electricity, water and drainage, however these have not been tested.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following (approx) areas:-

Floor	Sq m	Sq ft
Second Floor		
Office	94.16	1,014
<b>Total</b>	<b>94.16</b>	<b>1,014</b>



## TENURE

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

## RENT

£8,000 per annum exclusive.

## BUSINESS RATES

The rating list entry with effect from April 2017 is:-

Description: Office and Premises  
Rateable Value 2020/2021: £8,700

Interested parties are advised to make further enquiries with the Valuation Office Agency to ascertain the likely business rates payable.

## PLANNING

We are advised that the property has planning consent for B1 (Offices) under the Town & Country Planning (Use Classes) Order 1987, as amended. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

## 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.

## EPC

Energy Performance Certificate rating: D (87).

## CONTACT

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