

**TO LET (MAY SELL)**

**MODERN PURPOSE-BUILT OFFICE**  
**183.30 SQ M (1,973 SQ FT)**

**3 ST DAVID'S COURT, WINDMILL ROAD, CLEVEDON, BS21 6UP**



- Modern two storey purpose built office premises
- Contemporary specification to include central heating, comfort cooling, and open plan floor plates
- 7 allocated car parking spaces
- Connected to all mains services

# TO LET (MAY SELL)

## LOCATION

The property is located on Windmill Road, in an established business park location. It is close to Junction 20 of the M5, which provides easy access to Bristol, the southwest, and the M4 corridor. Surrounding properties comprise a mix of office and light industrial units.

## DESCRIPTION

The property comprises a modern, purpose built, semi detached office building, arranged over two floors. There is a double height glazed atrium to the front, from which the ground floor and first floor offices can be accessed.

The offices are of a contemporary specification, with open plan floor plates, comfort cooling, gas fired central heating and double glazed windows.

Externally, there are seven allocated car parking spaces on a shared car parking area.

## 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
<b>Ground Floor</b>		
Offices	91.39	984
Atrium	15.02	162
WCs x 2	-	-
<b>First Floor</b>		
Offices	91.91	989
WCs x 2	-	-
<b>Net Internal Area</b>	<b>183.30</b>	<b>1,973</b>



## TENURE

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed. Consideration may be given to the sale of the Freehold Interest in the property.

## RENT / PRICE

£24,500 per annum exclusive as a whole. A floor by floor letting may be considered.

Price on Application

## BUSINESS RATES

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

Description:	Shop & Premises
Rateable Value:	£15,750.00

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

## PLANNING

The property has planning consent for E (Offices) use under the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. 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

EPC Rating - C

## CONTACT

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