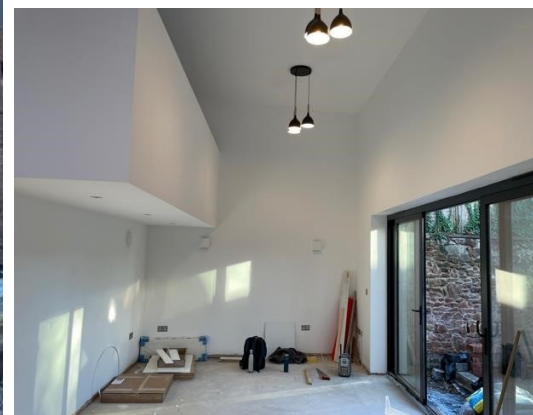


TO LET – PRELIMINARY DETAILS

LIVE / WORK UNIT

152.55 SQ M (1,642.00 SQ FT)

1 Meridian Road, Redland BS6 6EG



Area
1,642 sq ft



Availability
Flexible terms



Office
Live / Work unit



Rent
On application



Train
Redland station in close proximity



Parking
Three allocated parking spaces

TO LET – PRELIMINARY DETAILS

LOCATION

The property is located in the affluent Bristol suburb of Redland, just off Redland Grove, within 300m of the busy Gloucester Road (A38). Local shops, bars and restaurants all within a short walk. Transport links are excellent with access to the M32 within 1.5 miles and Redland Railway station within 50 meters. Bristol city centre is approximately 1 mile to the south.

DESCRIPTION

The property comprises a superb new live/ work unit comprising two bedroom apartment, courtyard and office/work space including mezzanine.

The residential accommodation is self contained and comprises ground floor open plan kitchen / reception with shower / WC and en suite bedroom with stairs leading to a further 2 rooms at first floor, one with open sided gallery landing.

The workspace is similarly self-contained and open plan with first floor galleried area overlooking the principal work space. An internal courtyard provides the opportunity for 'al fresco' meetings. Three allocated car parking spaces are also included at the front of the property, which will benefit from a landscaped finish.

Internally the property is in the final stages of completion, ready for occupation. The whole development has been finished to a high standard with superfast connectivity including CAT 6 (10 Gbps) cabling fitted to Node Zero.

ACCOMMODATION

The property has been measured in accordance with the RICS property measurement statement (2nd Ed.) and (where appropriate) the RICS Code of Measuring Practice (6th Ed.) to comprise the following approximate areas:

	Sq m	Sq ft
Workspace (NIA)	53.88	580.00
Residential (IPMS3B)	98.66	1,062.00
Total	152.55	1,642.00

*Floor areas are subject to final confirmation following completion

TENURE

The property is available to let on the basis of a new full repairing lease, terms to be agreed.

RENT

Rent on Application

BUSINESS RATES

To be assessed. Interested parties are advised to make further enquiries with the agents in respect of the business rates liability.

SERVICE CHARGE

None

PLANNING

The property has planning consent for Sui Generis under the Town and 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 cost incurred in the transaction.

VAT

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

EPC

The property has an EPC rating of B 85

CONTACT

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