

First Floor Office in a fantastic position on the High Street

First Floor Office, 29A High Street, Thornbury, BS35 2AR



- First Floor Offices
- Affordable Rent—only £11.00 per sq ft
- Light and airy office accommodation with partitioned meeting rooms
- Approximately 2143 sq ft (199.09 sq m)



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The office is located to the front of The St Mary Centre on Thornbury High Street which is a popular and thriving shopping centre situated in the heart of the historic market town of Thornbury, in South Gloucestershire. Thornbury is an expanding town and is a popular location for commuters who work in and around Bristol. Occupiers trading within the shopping centre include Aldi, WH Smith, Holland & Barrett and a number of successful local trading businesses. There are also public car parks nearby.

DESCRIPTION

The available space is located on the first floor and provides open plan office accommodation with several partitioned meeting rooms. The suite is light and airy with carpet flooring, neutral decorations, and ceiling mounted lighting throughout. There is a separate kitchen facility and break out area, as well as male and female W.C. facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the office has the following approximate useable floor area: -

First Floor 2,143 sq ft (199.09 sq m)

TENURE

The office is available to rent by way of new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed at a quoting rent of **£11.00** per sq ft pax.

A service charge will also be payable – further details available on request.

RENT

Upon application.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the office has the following designation:

First Floor

Rateable Value: £17,750

Rates Payable (2020/2021): £8,857.25



EPC

The property has an energy performance rating of E (121).

VAT

We have been advised that the property is elected for VAT.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlotte BJOROY

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SUBJECT TO CONTRACT

July 2022

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