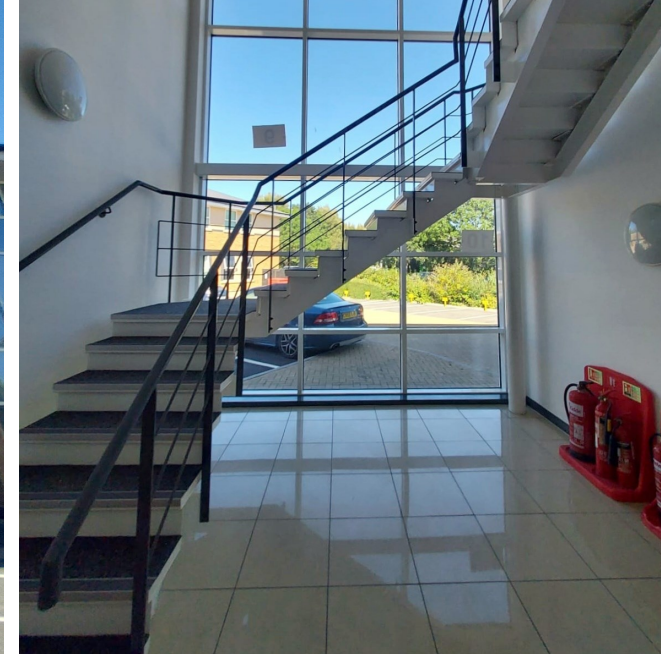


# NEWLY REFURBISHED OFFICE TO LET

Unit 9 Westfield Business Park, Kenn Road, Clevedon, BS21 6UA



- Modern office suite providing open plan accommodation in an established business park location.
- On site car parking
- Approximately 853 sq ft (79.25 sq m)
- Conveniently located within approximately 2 miles of Junction 20 of the M5 Motorway
- New lease available



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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COOK**  
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## LOCATION

The property is situated on Westfield Park, an established business park location within approximately 2 miles of Junction 20 of the M5 motorway and within approximately 12 miles of Bristol City Centre. The centre of Clevedon is only a few minutes' drive away from the property and is an affluent commuter town with many amenities. Yatton railway station is located approximately 2 miles away and provides regular links to Bristol Temple Meads.

## DESCRIPTION

The property comprises a modern office building in an established business park location. The available accommodation is located on the first floor and provides open plan, newly refurbished accommodation. The specification includes new carpeting and decorations, LED lighting, central heating, raised access floors, disabled WC and WC facilities.

## ACCOMMODATION

The property has an approximate net internal floor area of 853 sq ft (79.25 sq m).

## CAR PARKING

There are 2 allocated on-site car parking spaces located to the front of the property.

## TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rent of £12.50 per sq ft pax.

## VAT

The building is elected for VAT and therefore VAT will be payable.

## EPC

Pending—following completion of refurbishment works.

## LEGAL FEES

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

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation:-

Rateable Value:	£9,200
Rates Payable (2022 / 2023):	£4,590.80

*N.B: Car parking rated separately.*

*From 1<sup>st</sup> April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.*

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Vicki Grimshaw BSc (Hons)  
**Tel:** 0117 934 9977  
**Email:** [Vicki@burstoncook.co.uk](mailto:Vicki@burstoncook.co.uk)

## SUBJECT TO CONTRACT

Updated April 2023

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants*

