

OPEN PLAN FIRST-FLOOR OFFICE SUITE TO LET

3A Yeo Bank Business Park, Kenn Road, Clevedon, BS21 6UW



- A first floor office suite situated in a quiet office location on the outskirts of Clevedon.
- Due to be newly redecorated throughout
- Located within approximately 1.5 miles of Junction 20 of the M5
- Approximately 1,070 sq ft (99.46 sq m)
- 3 car parking spaces
- Use Class E—suitable for a wide range of uses



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

Yeo Bank is adjacent to the successful Clevedon Business Park development and conveniently located close to the town centre, with its wide range of retail units and amenities, including cafes, gyms, restaurants and shops. Yatton train station is within close proximity which provides regular links to Bristol Temple Meads. Additionally, Bristol International Airport is less than 10 miles away. Yeo Bank benefits from being close to Junction 20 of the M5 Motorway, which provides swift access into Bristol as well the North and South West.

DESCRIPTION

The property comprises a first floor level office suite which is predominantly open plan. The property benefits from a large meeting room, fitted kitchenette, storage room and unisex WC. The property is due to be refurbished up to a good standard to include, LED lighting, new carpets and redecoration throughout.

The property also comprises three on-site car parking spaces.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,070 sq ft (198.05 sq m).

TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed. There is a small estates charge payable.

RENT

£15,000 per annum exclusive

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 property has the following designation: -

Rateable Value	£11,250
Rates Payable	£5,512.50

EPC

The property's energy performance rating is available upon request.



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: Luke Dodge MRICS
Tel: 0117 934 9977
Email: luke@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2024

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

