

# OPEN PLAN FIRST-FLOOR OFFICE SUITE TO LET

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



- Approximately 1,070 sq ft (99.46 sq m) NIA
- A first floor office suite situated on a business park on the outskirts of Clevedon.
- Due to be newly redecorated throughout
- Located within approximately 1.5 miles of Junction 20 of the M5
- 3 car parking spaces
- Use Class E—suitable for a wide range of uses
- Discounted terms offered for charity / third sector organisations



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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## LOCATION

Yeo Bank is adjacent to the successful Clevedon Business Park development and conveniently located close to the town centre, with it's 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 3 allocated car parking spaces, additional visitor parking and also benefits from communal bike storage and a secure gated entrance.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,070 sq ft (99.46 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](http://www.voa.gov.uk)) the property has the following designation: -

<b>Rateable Value</b>	£11,250
<b>Rates Payable</b>	£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  
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## SUBJECT TO CONTRACT

Updated April 2025

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