

# HIGH QUALITY OFFICES TO LET

Link House, Britton Gardens, Kingswood, Bristol, BS15 1TF



- Suites from approximately 1,482–2,968 sq ft (138–2,757 sq m)
- 8 car parking spaces and bike storage
- Open plan, space
- New lease available
- Low service charge!



Indicative example of suite

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

Link House is located in the east Bristol suburb of Kingswood and is a modern office scheme located on a 1/2 acre site. The property is situated 4 miles to the east of central Bristol just off the A420 which is one of the main arterial routes leading out of central Bristol. The motorway network is accessible via the Avon ring road and in turn, the M4, M5 and M32 motorway network. Within a 5 minute walking distance is Kingswood shopping centre and Kingswood leisure centre offering excellent local amenities.

## DESCRIPTION

Link House provides modern, open plan office accommodation within a landscaped setting with on site car parking and bike storage. The available space is located on the ground and first floor and provides modern office accommodation with suspended ceilings incorporating modern office lighting, raised floors, gas central heating, full DDA access, kitchenette, triple glazing, together with an intruder alarm and door entry system.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Unit A	1,482 sq ft (138 sq m)	4 car parking spaces
Unit B	1,486 sq ft (138 sq m)	4 car parking spaces
Total	2,968 sq ft (2,75.7 sq m)	

The suites are available as a whole, or on an individual basis.

## CAR PARKING

8 car parking spaces are available and there is also secure bike storage on site.

## TERMS

The property is available to rent by way of a new effectively full repairing and insuring lease for a term of years to be agreed. A small service charge is also payable towards the upkeep and maintenance of the common and shared areas.

## RENT

Upon application.

## EPC

The property has an Energy Performance Rating of B (33).

## 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:-

Suites A & B each have a Rateable Value of:

Rateable Value:	£18,000
Rates Payable (2023/2024):	£8,982

## VAT

We have been advised that the building is elected for VAT and therefore VAT will be payable on all prices.

## 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

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## SUBJECT TO CONTRACT

May 2024

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