

# HIGH QUALITY OFFICE—TO LET

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



- First floor, modern open plan office suite
- Located in the popular local town of Kingswood boasting good transport links into and out of Bristol, as well as plenty of amenities
- Approximately 1,100 (102.19 sq m)
- 3 car parking spaces and bike storage
- New lease available
- Low service charge



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 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. The office is currently fitted with a glazed meeting room and zoom/breakout room.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area of 1,100 sq ft (102.19 sq m).

## CAR PARKING

3 allocated 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 service charge of only £1.00 psf is payable towards the upkeep and maintenance of the common and shared areas.

## RENT

£14.50 psf pax

## 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:-

Rateable Value:	£13,000
Rates Payable (2023/2024):	£6,487

## VAT

We have been advised that the property is elected for VAT and therefore VAT will be payable.

## 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

July 2024

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