

GROUND FLOOR OFFICE SUITES TO LET

Units 3 & 4, Westfield Business Park, Kenn Road, Clevedon, BS21 6UA

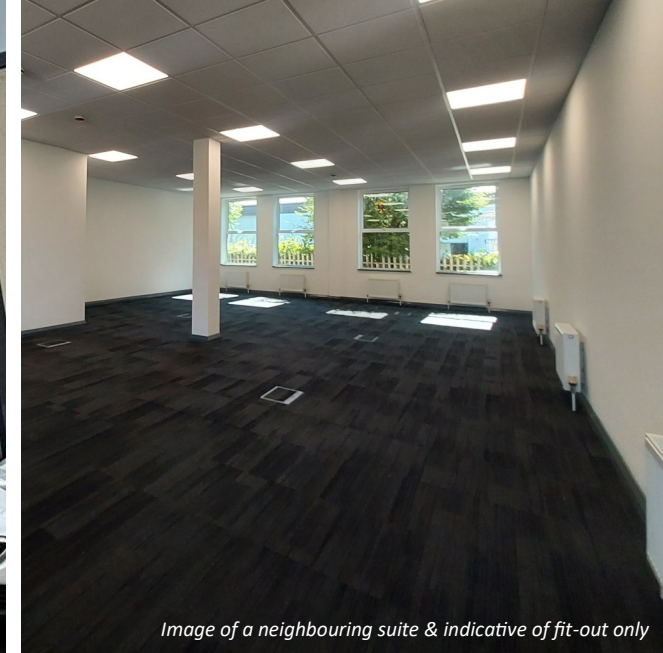


Image of a neighbouring suite & indicative of fit-out only

- Two attractive ground floor office suites in an established business park location
- Approximately 997 sq ft (92.65 sq m) - 1,995 (185.34 sq m)
- Due to be fully refurbished
- Conveniently located within approximately 2 miles of Junction 20 of the M5 Motorway
- New lease/s available



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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

Clevedon is situated on Junction 20 of the M5 motorway within approximately 12 miles of Bristol city centre and easily accessible from many other locations. making it a popular commuter town and therefore benefitting from an excellent local labour supply.

Westfield Business Park is an established commercial location within approximately 2 miles of Yatton railway station which provides regular links to Bristol Temple Meads. Clevedon's town centre can be found within a short drive and offers various shops, cafes, supermarkets and restaurants.

DESCRIPTION

Westfield Business Park comprises 10 self-contained, two storey office buildings with onsite parking. The available suites are situated on the ground floor.

The suites are due to be newly refurbished and the specification is to include carpeting throughout, suspended ceilings with recessed LED lighting, raised access floors with floor boxes, air conditioning, kitchenette, and male and female WCs.

ACCOMMODATION

The property has the following approximate net internal floor areas in accordance with the RICS Code of Measuring Practice 2015:

Unit 3:	997 sq ft	(92.65 sq m)
Unit 4:	997 sq ft	(92.65 sq m)
Total:	1,995 sq ft	(185.3 sq m)

CAR PARKING

There are three allocated on-site car parking spaces.

TENURE

The suites can be taken separately or combined and are available on new effectively full repairing and insuring leases. There will be a small estates/service charge payable.

RENT

£14.00 per sq ft per annum exclusive

EPC

The properties have the following energy performance ratings:

Ground Floor, Unit 3: C (62)
Ground Floor, Unit 4: C (71)

BUSINESS RATES

In accordance with the Valuation Office Agency website the office suites have the following designation: -

Property	Rateable Value	Rates Payable
Ground Floor, Unit 3:	£10,250	£5,114.75
Ground Floor, Unit 4:	£9,000	£4,491.00

N.B: Car parking rated separately.

Where a property has a Rateable Value of less than £15,000 a 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 to establish the exact rates payable.

VAT

The building 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

FAO:	Vicki Grimshaw MRICS	Georgia Warfield
Tel:	0117 934 9977	0117 934 9977
Email:	Vicki@burstoncook.co.uk	Georgia@burstoncook.co.uk

SUBJECT TO CONTRACT

July 2024

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