

# OPEN PLAN OFFICE SUITE—TO LET

Shore House, 68 Westbury Hill, Westbury on Trym, Bristol, BS9 3AA



- First floor open plan accommodation with spacious meeting room
- Approx. Net Internal Area of 2,710 sq ft (251.70 sq m)
- 7 allocated car parking spaces
- Use Class E—suitable for a wide range of uses
- Situated in the heart of Westbury on Trym



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

Shore House is located on Westbury Hill in Westbury on Trym which is conveniently located approximately 2½ miles north of Bristol city centre via Whiteladies Road. Junction 17 of the M5 motorway is approximately 2 miles southwest which in turn provides access to the M4. Westbury on Trym is an established residential area situated to the north side of the city centre.

Westbury on Trym benefits from a range of retail premises including Costa, Coop and hairdressers as well as a mixture of offices and residential property. The property is located adjacent to a council run car park with free parking limited to a maximum stay of three hours.

## DESCRIPTION

Shore House comprises a three-storey property of brick elevations fronting Westbury Hill, and the available accommodation is situated on the first floor.

The accommodation comprises light and airy, predominately open plan office space. The suite is newly redecorated and features wood effect flooring, LED lighting and gas central heating. The building benefits from a passenger lift, WC,s and shower facilities.

## CAR PARKING

There is a car park to the rear of the building which provides 7 allocated car parking spaces for the suite.

## ACCOMMODATION

In accordance with RICS Property Measurement Standards, the premises has the following approximate net internal floor area of 2,710 sq ft (251.70 sq m).

## TENURE

The accommodation is offered 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.

## RENT

£15.50 per sq ft per annum, exclusive.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## VAT

The building is elected for VAT and therefore, VAT will be payable on all prices.

## 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: £32,500

Rates Payable (2023/2024): £16,217

## EPC

The property has an energy performance rating of B (42).

## 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

August 2024

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