

WELL PRESENTED OFFICE IN BUSINESS PARK—TO LET

Suite 1 & Suite 2, Liberty House, South Liberty Lane, Bristol, BS3 2ST



- Two separate ground floor office suites, providing open plan space with partitioned meeting rooms
- Quoting rent only £11.50 per sq ft, providing excellent value
- Located within approximately 2 miles south of Bristol city centre and 1 mile of Junction 14 of the M5
- 5 on site car parking spaces, plus additional parking spaces on a first come first served basis on the Business Park
- Approximate NIA of 1,085 - 2,634 sq ft (100.82 - 244.71 sq m)



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**
0117 934 9977

LOCATION

Liberty House is situated within Bedminster just south of Bristol City Centre. It is located in a prominent position on South Liberty Lane which is approximately 2 miles from the City Centre. Liberty House provides good access with the A38 which links to the airport as well as providing good transport links to the M5 and M32 motorways..

DESCRIPTION

Liberty House is a modern, three storey purpose built office building which was rebuilt and refurbished in 2004. The office provides predominately open plan accommodation with partitioned meeting rooms and kitchenette facilities.

The suites are located on the ground floor of Liberty House and benefits from a suspended ceilings, office lighting, double glazed uPVC windows, gas fired central heating, carpet flooring and perimeter trunking. There are shared WC facilities and car parking.

ACCOMMODATION

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

Suite 1	1,085 sq ft (100.80 sq m)
Suite 2	1,549 sq ft (143.91 sq m)
Total	2,364 sq ft (244.71 sq m)

N.B The suites can be let separately or together as one.

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.

RENT

£11.50 per sq ft

CAR PARKING

5 on site car parking spaces, plus additional car parking spaces on the Business Park on a first come first served basis.

PLANNING

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

In accordance with the Valuation Office Agency website, the property has the following designation:

BUSINESS RATES

Suite 1:

Rateable Value:	£7,100
Rates Payable (2024/2025):	£3,542.90

Suite 2:

Rateable Value:	£11,000
Rates Payable (2024/2025):	£5,489

VAT

We have been advised that the property is elected for VAT.

EPC

The property has an Energy Performance rating D (90).

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

Updated December 2024

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