

# TO LET: FIRST FLOOR OFFICE UNIT

Trymwood Parade, Shirehampton Road, Stoke Bishop, Bristol, BS9 2DP



- A well positioned self contained office in Stoke Bishop with excellent road links to the city centre and motorway network
- Solar Power electricity
- Well appointed space with Kitchenette and WC
- Quoting Rent £1,084 per calendar month, exclusive – Potential for small business rates exemption
- Approximately 585 sq ft ( 54.35 sq m) NIA

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

Situated at the rear of Trymwood Parade within the popular and affluent Stoke Bishop area. With various residential properties around, the property benefits from being close to local retailers to include Tesco Express, Co-Op, independent shops, restaurants and hairdressers.

## DESCRIPTION

The property comprises a self contained office at first floor level. Access is via an external steel staircase to a front door which leads to a small lobby from which the WC can be accessed. Internally the office is fitted with laminate floor, painted plasterboard walls throughout and an exposed timber ceiling incorporating a large opening roof light. There are large windows to the front elevation which provide lots of natural light and a kitchenette is fitted at the rear of the unit.

## ACCOMMODATION

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

Area	Sq ft	Sq m
Ground Floor	585	54.35
<b>Total</b>	<b>585</b>	<b>54.35</b>

## 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

Quoting £1,084 per calendar month, exclusive.

## PLANNING

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

## BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £7,100

*Businesses may therefore benefit from full business rates relief.*

## VAT

All rents quoted are exclusive of VAT were applicable.

## EPC

The property has an EPC rating of A-23.

## 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: Charlie Kershaw

Tel: 0117 934 9977

Email: [Charlie@burstoncook.co.uk](mailto:Charlie@burstoncook.co.uk)

## SUBJECT TO CONTRACT

February 2025



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