

HOOTONS

***1a & 1b LONGBROOK TRADING ESTATE
ASHTON VALE ROAD
BRISTOL
BS3 2HT***

OFFICE SUITES

TO LET

536-1,082 Sq Ft (49.79 - 100.5 sq m)



The property is situated on Ashton Vale Road, which is located off the A3029 Winterstoke Road in an established industrial/warehouse and trade counter location in South Bristol. The property benefits from being only 2 miles west of Bristol City Centre, with direct access from the A3029, one of the main arterial routes in Bristol. The national motorway network is within easy reach at Junction 18 of the M5, via the A4 Portway.

www.hootons.co.uk

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY
Tel: 0117 933 9915 Email: commercial@hootons.co.uk**

DESCRIPTION

The property comprises two first floor office suites. There are two W/Cs with kitchen facilities. Each suite can be interlinked or separated. There are 4 car spaces available in total.

ACCOMMODATION

The approximate gross internal floor areas are as follows:-

1a	536 sq ft	(49.8 sq m)
1b	546 sq ft	(50.7sq m)
Total area	1,082 sq ft	(100.5 sq m)

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed.

RENTS

£3,900 per suite per annum exclusive.
£7,800 per annum exclusive for the whole.

RATES

We are informed that the Rateable Value is

1a: £4,300

1b: £4,300

Rates payable 2017/18 46.6 p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

SERVICES

Electricity, water and mains drainage, are supplied to the premises.

LEGAL COSTS

The ingoing tenant will be responsible for their own legal costs in connection with this transaction.

VAT

VAT is chargeable in relation to this property.

VIEWING & FURTHER INFORMATION

By appointment with the joint agents:

Hootons Commercial Ltd
The Coach House
1 Hurle Road
Clifton
Bristol BS8 2SY

Contact: Francine Tovey or Ben Newton
Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFICATE



NOTICE

Hootons Commercial Ltd for themselves and for the vendor/lessor of this property whose agents they are give notice that: (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Hootons Commercial Ltd or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact; (iii) intending purchasers/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) we have not tested any equipment or services and applicants should arrange for their own investigations into working order or suitability; (v) the vendor/lessor does not make or give and neither Hootons Commercial Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (vi) any references to terms are based on information supplied by our client, we have not had sight of all title documents; (vii) all rentals and price are exclusive of VAT where applicable; (viii) under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.