

HOOTONS

***UNITS 1, 4, 5 & 7 BADMINTON COURT
STATION ROAD
YATE
BS37 5HZ***

***VARIOUS REFURBISHED
OFFICES TO LET***

***187.4 sq m (2,017 sq ft)
to
1,021.3 sq m (10,994 sq ft)***



The subject premises are situated in Yate, approximately 12 miles north of Bristol in a modern courtyard office development fronting the main A432. Badminton Court is situated adjacent to Yate Railway Station and benefits from good access to the M4/M5 motorways.

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 premises comprise two storey self-contained office accommodation with brick elevations under a pitched slate tiled roof. The premises benefit from:

- 33 car parking spaces
- Double glazed windows
- Carpeting throughout
- Air conditioning (Hot & Cold)

ACCOMODATION

The approximate net internal floor area is as follows:

Unit 1	313.7 sq m	3,377 sq ft
Unit 4	296.7 sq m	3,194 sq ft
Unit 5	223.5 sq m	2,406 sq ft
Unit 7	187.4 sq m	2,017 sq ft
TOTAL	1,021.3 sq m	10,994 sq ft

TENURE

The premises are offered by way of assignments of the existing leases which end on 24 December 2018 apart from Unit 1 which ends on the 19th January 2019. Alternatively, new sub-leases on terms to be agreed will also be considered.

The current rents passing are as follows:-

Unit 1	£41,400
Unit 4	£40,808
Unit 5	£30,738
Unit 7	£16,500

RATES

We have been advised by the local rating authority that the premises are currently assessed as follows:-

Unit 1 - £29,250

Unit 4 - £29,750

Unit 5 - £29,250

Unit 7 - £24,250

Rates Payable (2016/17) 48.4p in the £

LEGAL COSTS

The ingoing tenant will be responsible for our client's reasonable legal costs in connection with this transaction.

VAT

All figures quoted are exclusive of VAT

VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

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

Contact: George Cousins or Ben Newton

Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFICATE

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

92 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

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.