

SIX MONTHS HALF RENT

Hootons.



101 Central Park, Bristol. BS14 9BZ

£12,500-32,500 pa

Flexible Office Space to Let

1,102-3,014 sq ft (102.43-280.03 sq m)



Description

The office suites are located on the first floor of the property. The building has recently been re-clad and is generally well maintained, providing secure parking for approximately 18 cars, meeting rooms, WC facilities, climate control system and a kitchenette. The space can be let either as a whole or in part, with either 1,912 sq ft or 1,102 sq ft available for those looking to occupy part.

Location

Situated in South Bristol, approximately 3.2 miles from the City Centre, Hengrove is a popular suburb providing good links into the city, Wells Road and the ring road.

Terms

The landlord is seeking a Full Repairing and Insuring lease for a term to be agreed. Depending on financial strength of an incoming tenant a 3-6 month rental deposit may be required.

Use

Class E – Suitable for offices, financial and professional services, and Research and development.

Business Rates

Rateable value: £32,603

Rates payable (2021/22) 49.9p in the £

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

Each party will be responsible for their own legal costs in connection with this transaction.

Size & Floors

	SQ FT	SQ M
Suite 1	1,912	177.60
Suite 2	1,102	102.43
Whole Unit	3,014	280.03

Rent

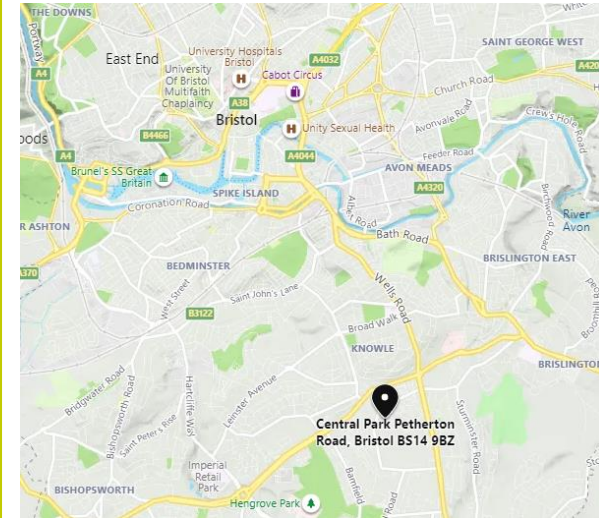
	Per Annum
Suite 1	£21,000 per annum exclusive
Suite 2	£12,500 per annum exclusive
Whole Unit	£32,500 per annum exclusive

First Six Months Half Rent payable

VAT

All figures are exclusive of VAT.

Map



Energy Performance

FIRST FLOOR Hawkins Insulation Ltd Unit 101 Central Park, Petherton Road Bristol BS14 9BZ	Energy rating D
Valid until 10 April 2026	Certificate number 9119-3094-0467-0102-8405



Viewings & further information

Viewings strictly by prior appointment

Ben Newton
0117 933 9915
ben@hootons.co.uk

George Hooton
0117 933 9916
george@hootons.co.uk

These particulars are set out as a general outline only for the guidance of potential Purchasers or Lessees and do not constitute any part of an offer or contract. Hootons Commercial Ltd has made every attempt to ensure that the information provided are as accurate as possible but any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate and should not be relied upon. No responsibility or liability, whether in negligence or otherwise, is accepted by Hootons Commercial Ltd, it's directors or employees for any loss arising from any use of this document or its contents.