

Wraxall Hill Wraxall BS48 1NA

£185 Per Month

marktemplar

COMMERCIAL, LAND & DEVELOPMENT





PROPERTY TYPE

Office



HOW BIG

150.00 sq ft



WARMTH

Electric Heating



PARKING

Allocated Parking



BUSINESS RATEABLE VALUE

To be confirmed



EPC RATING

D

This single office is now available within a prominent and fully managed professional office building. Ideally suited for small businesses or individuals seeking a high-quality working environment, this office offers both convenience and a professional setting.

Located just a 25-minute drive from Bristol city centre, 10 minutes from Nailsea & Backwell railway station, and 20 minutes to Bristol Airport, the office is perfectly positioned for excellent local and regional connectivity.

The building features a secure entry system, allocated parking, and access to communal kitchen and toilet facilities, ensuring comfort and practicality throughout the working day. Tenants also benefit from a shared outdoor courtyard, ideal for breaks or informal meetings.

A monthly service charge includes water, internal and external maintenance, buildings insurance, and waste collection. Electricity is billed separately. Parking spaces are also subject to business rates.

This is a fantastic opportunity to occupy a professional workspace in a well-connected, managed environment.



VAT - Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase or rental. We recommend that prospective purchasers or lessees establish the VAT implications before entering into any agreement.

Services - We are advised that mains electricity, water and sewerage are connected to the premises. We confirm we have not tested any of the service installations, and any occupier must satisfy themselves independently as to the state and condition of such items.

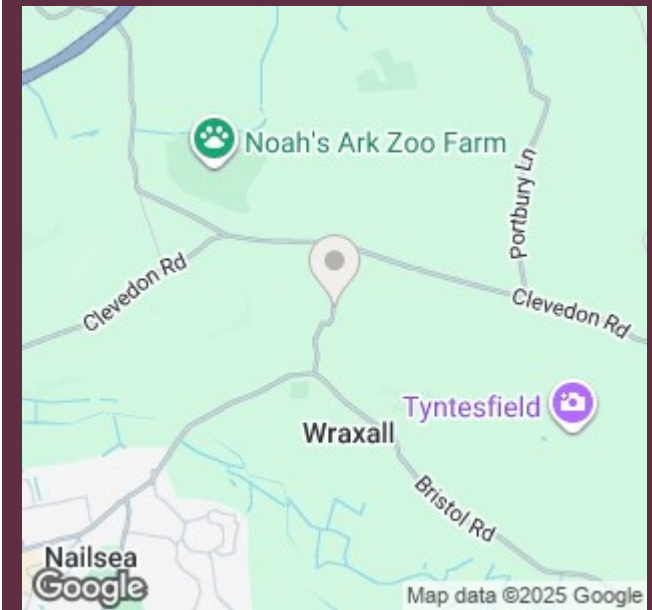
Rates - Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

References, Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Legal Costs - All parties to pay their legal costs.

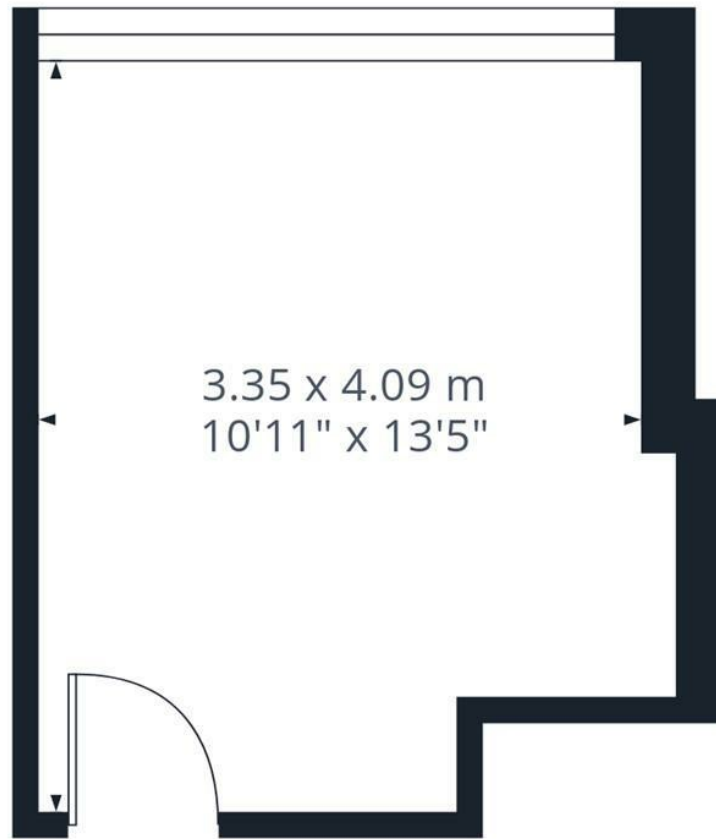
Asbestos Regulations - It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Mark Templer Commercial, Land and Development and accordingly we recommend you obtain advice from a specialist source.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Referral fee £255 + VAT. All referral fees are included within any quotes provided by the named companies.



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