



TO LET

GROUND FLOOR, LIBERTY HOUSE, SOUTH LIBERTY LANE, BEDMINSTER, BRISTOL, BS3 2ST

SIZE: 1,082 SQ FT (100.5 SQ M)

- **2 Car Parking Spaces**

LOCATION

The property is situated in a prominent position on South Liberty Lane approximately 2 miles south of Bristol City Centre. The location provides good access with the A38 linking to the airport and providing links to the M5 and M32 motorways. There are regular train services from nearby Parsons Street station linking with Bristol Temple Meads and regular bus services to Bristol City Centre. Accessibility has been further enhanced with the completion of the South Bristol Link Road.

The location also benefits from its close proximity to local retail and leisure amenities including Sainsbury's and South Bristol Retail Park.

CONTACT

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IMPORTANT INFORMATION

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LIBERTY HOUSE, SOUTH LIBERTY LANE, BRISTOL

DESCRIPTION

Liberty House is a well modernised three storey purpose built office building with extensive on site car parking. The available open plan office benefits from:

- Lift
- Suspended ceilings
- Central Heating
- Category II lighting
- Perimeter trunking
- Fully carpeted
- Kitchen/kitchenette
- Male & Female WC's on each floor
- The building has been refurbished having regard to the Disability Discrimination Act
- Excellent on site parking

ACCOMMODATION

The approximate net internal areas are as follows:

Ground Floor-South East Suite:
1,082 sq ft 100.5 sq m

LEASE

The property is available by way of a new full repairing and insuring lease incorporating a service charge for a term to be agreed and outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

RENT

£10.00 per sq ft per annum, subject to contract.

RATES

Rateable Value: £4,472.

VAT

All terms quoted are exclusive of VAT where applicable.

EPC

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LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

Strictly via sole agents:

Andrew Hardwick:
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For details of all commercial properties marketed through this firm please visit:

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SUBJECT TO CONTRACT March 2023

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