

TO LET

* SHORT TERM LETTINGS AVAILABLE *

MIDAS HOUSE, WINTERSTOKE ROAD, BRISTOL, BS3 2LF

3,130 FT² - 10,246 FT² (291 M² - 952 M²)

37 PARKING SPACES

LOCATION

Midas House is prominently positioned on Winterstoke Road, Bristol, immediately adjacent to Ashton Gate Stadium. The property is easily accessible to all points in South Bristol and the city centre whilst the A4 Portway provides a swift connection to Junction 17 of the M5 Motorway at Avonmouth. Parson Street railway station lies approximately 1/2 miles to the east.

DESCRIPTION

Midas House is a modern self-contained office building constructed in 1980 providing office accommodation over three floors. The accommodation is well carpeted and decorated throughout and benefits from a high quality fit out. The building has suspended ceilings, fluorescent lighting, gas-fired central heating and comfort cooling to part. The building has shower facilities.

CONTACT

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IMPORTANT INFORMATION

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ACCOMMODATION

Ground Floor: 3.498 ft² 325 m² First Floor: 3,618 ft² 336 m² Second Floor: 3,130 ft² 291 m² TOTAL: 10,246 ft² 952 m²

The building has 37 car parking spaces.

LEASE

The building is offered to let as a whole or in floors on a new lease/leases outside the security of tenure provisions of the Landlord & Tenant Act 1954. short term agreements are available with an ideal term of 12

RENT

£20.00 per ft² per annum subject to contract

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £71,000

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of 'D' (87).

LEGAL COSTS

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

VAT

All terms quoted are exclusive of VAT, if applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

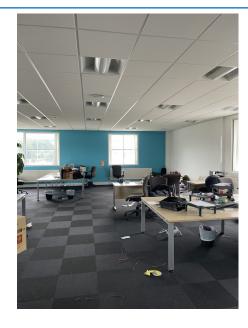
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SUBJECT TO CONTRACT July 2022

IMPORTANT INFORMATION

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