

TO LET
Bristol

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PROPERTY CONSULTANTS



GOOD QUALITY OFFICE ACCOMODATION

**Hillside Court,
Bowling Hill
Chipping Sodbury
Bristol, BS37 6JX**

**2,999– 24,349 sq ft
(278.6—2,262.1 sq m)
net approx.**

Self-contained purpose built office with a total of 121 onsite car parking spaces.



Hillside Court, Bowling Hill, Chipping Sodbury, Bristol, BS37 6JX

Location

Chipping Sodbury is located 1 mile from Yate town centre and approximately 14 miles to the north east of the centre of Bristol.

The M4 is only 4 miles to the south east with the M5 being approximately 8 miles to the North West.

Chipping Sodbury is a picturesque market town which offers a good range of shops, restaurants and staff facilities plus the benefit of on street parking.



Description

The accommodation benefits from the following;

- Fully accessible raised floors to part
- Suspended ceilings
- Comfort Cooling
- Onsite car parking
- Recessed lighting
- Kitchenette
- WC facilities

Accommodation

Area	Sq ft	Sq m
Reception	594	55.2
Ground Floor 1	2,999	278.6
Ground Floor 2	8,830	820.3
First Floor 1	3,385	314.5
First Floor 2	8,541	793.5
TOTAL	24,349	2,226.1

All measurements are approximate Net Internal Areas.

Parking

The accommodation has a total of 121 available parking spaces.

Terms

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

Rent

Upon application.

Services

We are advised that all main services are connected to the premises and confirm that 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.

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of South Gloucestershire Council. Tel: 01454 868004 or www.southglos.gov.uk.

Business Rates

Interested parties should make their own enquiries to South Gloucestershire District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent.

We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

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 2012 (CAR 2012).

The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA.

A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser or tenant to provide proof of identity along with any other required documents.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

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