

FOR SALE
Thornbury

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PROPERTY CONSULTANTS



**OPEN PLAN OFFICES
ARRANGED OVER
GROUND & FIRST
FLOORS WITH CAR
PARKING FOR UP TO 5
VEHICLES**

**3 Mead Court
Cooper Road
Thornbury
BS35 3UW**

**2,046 sq ft
(190.1 sq m) net approx**

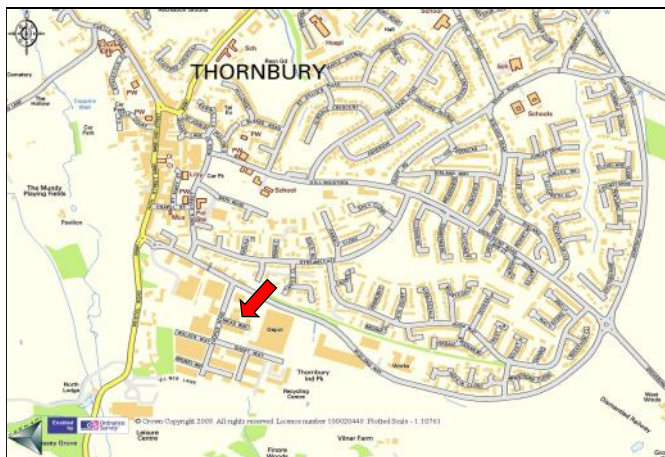


3 Mead Court, Cooper Road, Thornbury, BS35 3UW

Location

Thornbury is located approximately 5 miles north of Junction 16 of the M5 close to the M4/M5 interchange and approximately 12 miles North of Bristol City Centre.

Thornbury is an established market town which comprises a variety of local and national retailers and various leisure facilities providing ample services for the community.



Description

The premises are arranged as offices over the ground and first floors which are predominantly open plan in nature with the addition of a partitioned meeting room on the first floor and an individual office on the ground floor.

The offices benefit from a suspended ceiling incorporating LED lighting, Dado trunking, Comfort cooling W/C and kitchen facilities. There is also the addition of a number of small rooms within the property which are currently used as storage.

Parking

The accommodation has 5 parking spaces.

Accommodation

Area	Sq ft	Sq m
Ground Floor offices	1,153	107.12
First Floor	893	82.98
TOTAL	2,046	190.1

All measurements are based on IPMS 3.

Tenure

The accommodation is offered by way of the disposal of the long leasehold interest.

Price

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 understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of South Gloucestershire Council. Tel: 01454 868004 or www.southglos.gov.uk.

Legal Costs

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

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.

Description: Offices and premises
Rateable value: £19,500

Energy Performance Certificate

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

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

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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.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

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.



Viewing Arrangements

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

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