

# TO LET - GROUND FLOOR OFFICES

## Bristol

**alder king**

PROPERTY CONSULTANTS



**FLEXIBLE MODERN  
OFFICE  
ACCOMMODATION  
WITHIN A SECURE SITE  
WITH GENEROUS ON  
SITE CAR PARKING.**

**Tower Road North  
Warmley  
Bristol  
BS30 8YE**

**3,300 - 6,500 sq ft  
(307 - 604 sq m) approx**



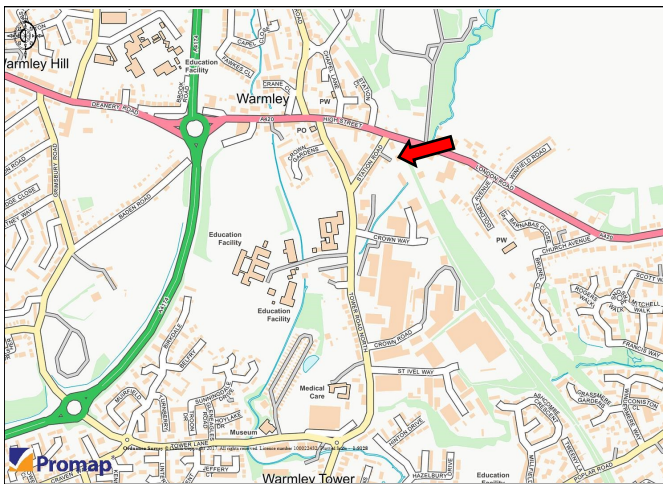


# Tower Road North, Warmley, Bristol BS30 8YE

## Location

Situated within a suburb of Bristol, approximately 7 miles east of Bristol City Centre, this property is conveniently located just a short drive from A4174 Avon Ring Road. The property enjoys great transport connections and provided direct access to the M32/M4/M5.

The property is located between Bristol and Bath with easy access to both cities. Bristol Parkway train station is approximately 7 miles to the North and Keynsham station is only 3 miles to south, while Bristol Airport 13 miles to the south west.



## Description

This modern office building was developed circa 2005 and is situated on a secure site with a generous car parking ratio of around 1:160 sq ft.

The current accommodation is located on the ground floor and comprises a flexible office space with air conditioning, perimeter trunking, showers and WC facilities.

## Accommodation

Area	Sq ft	Sq m
Ground Floor	3,300 to 6,500	307 to 604
<b>TOTAL</b>	<b>6,500</b>	<b>604</b>

All measurements are approximate Net Internal Areas.

## Rent

Upon application

## Parking

The accommodation has 41 parking spaces.

## Lease

The accommodation is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

## 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](http://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](http://www.voa.gov.uk).

## Legal Costs

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

## 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

The energy performance certificate rating is C (59). The full certificate and recommendations can be provided on request.

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## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://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.

## VAT

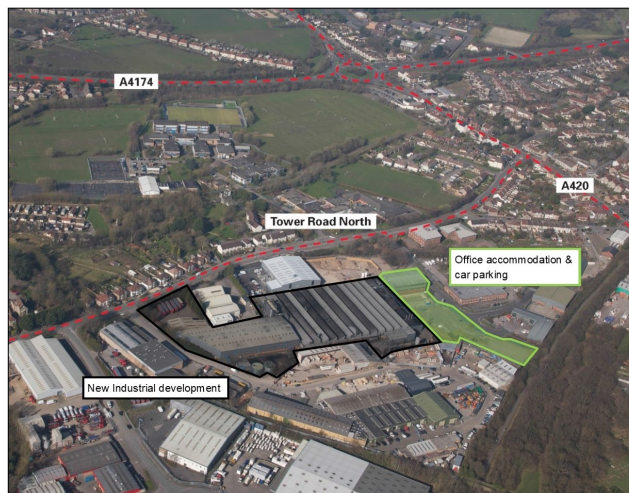
Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent price. We recommend that the prospective tenants establish the implications before entering into any agreement.

## 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.

## Alder King Property Consultants

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