

# To Let / May Sell

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Unit D  
St David's Court  
Clevedon  
BS21 6UP

1,166 - 2,402 sq ft (108.4 - 223.2 sq m)



## Location

Clevedon is a well-established commuter town within the Greater Bristol area, located approximately 12 miles to the west of Bristol City Centre. The town is served by Junction 20 of the M5 motorway and is within approximately 16 miles of the M4/M5 interchange.

St. David's Court is located on the office and industrial development of Kenn Business Park. The Business Park is located on Windmill Road, within approximately 1 mile of Junction 20 of the M5 motorway and within approximately 800m of the Tesco Supermarket on Southern Way.

Office occupiers in the immediate vicinity include Roland Hartleys and WEAF with industrial occupiers including Dantherm, Navarro and Ipeco.

## Description

The property comprises a modern semi-detached office building understood to be constructed in circa 2006 and arranged over ground and first floors with surface car parking to the front of the building.

## Accommodation

The office accommodation benefits from the following general specification:-

- \* Raised access floors
- \* Suspended ceilings with recessed cat II lighting
- \* Comfort cooling
- \* Double glazed windows
- \* 8 on site car spaces

## Availability

The property is available either as a whole or floor by floor on a new effectively FRI lease/s (by way of a service charge) for a term of years to be agreed. Alternatively a sale of the property would also be considered.

## Rent

We are quoting rent of £10.00 per sq. ft exclusive.

Alternatively, a sale of the property would be considered, we are quoting £245,000.

## Rateable Value

Further details are available from the agents.

## Floor Areas

We understand that the accommodation comprises the following approximate floor areas:

Area	Sq ft	Sq m
<b>Ground Floor - Reception</b>	35	3.25
<b>Ground Floor</b>	1,166	108.4
<b>First Floor</b>	1,201	111.6
<b>Total:</b>	<b>2,402</b>	<b>223.2</b>

## Legal Costs

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

## EPC

The property's EPC is currently an E (111) but will be reassessed following refurbishment.

## VAT

All figures quoted in these details are exclusive of VAT whether or not chargeable.

For further information please contact:

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Subject to Contract

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