



## 59 Whitchurch Lane

Bristol, BS13 7TE

**The accommodation is situated on the 2nd floor and is currently sub-divided into multiple partitioned offices.**

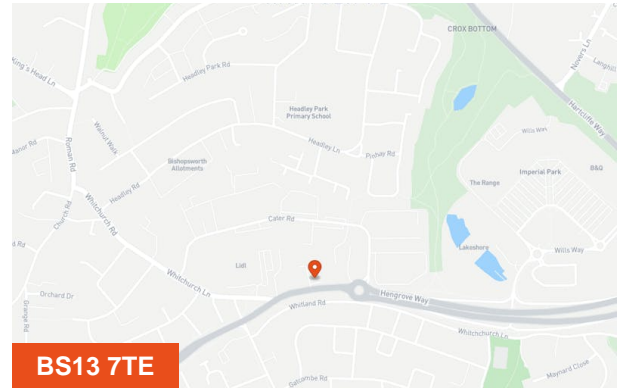
**4,408 sq ft**

(409.52 sq m)

- Suspended ceilings
- Fluorescent strip lighting
- Gas fired warm air system
- Approximately 8 onsite parking spaces included

## Summary

<b>Available Size</b>	4,408 sq ft
<b>Rates Payable</b>	£1.95 per sq ft No parking included within the rateable value.
<b>Rateable Value</b>	£17,250
<b>Service Charge</b>	N/A
<b>Car Parking</b>	Approximately 8 parking spaces available.
<b>EPC Rating</b>	E (118)



## Description

The accommodation is situated on the 2nd floor and has been subdivided to create a number of cellular offices together with male and female WCs, a kitchen and reception area. The accommodation is carpeted and benefits from suspended ceilings incorporating fluorescent strip lighting. The building is heated via gas fired warm air system and the accommodation benefits from perimeter trunking.

The office is only accessible via a staircase.

There are approximately 8 car parking spaces allocated to the available floor.

Head lease expires 28/09/2035.

## Location

The property fronts onto Whitchurch Lane which provides direct access to the inner circuit ring road and from there Bristol City Centre and the M32 which lie approximately 5 miles to the north.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd	4,408	409.52	Available
<b>Total</b>	<b>4,408</b>	<b>409.52</b>	



## Viewing & Further Information

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