

TO LET



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

59 Whitchurch Lane, Bristol, BS13 7TE

Summary

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

Description

The accommodation is situated on the 2nd floor and has been sub[divided 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.

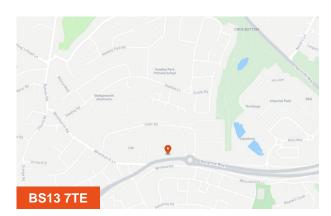
Location

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
Total	4,408	409.52	







Viewing & Further Information

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