



Lawes House

Bristol Road, Portishead, BS20 6QG

**Self contained office
accommodation in attractive
Portishead location.**

636 sq ft
(59.09 sq m)

- Generous car parking ratio
- Intercom entry system
- Kitchenette
- Perimeter radiators
- WCs on ground and first floor

Summary

Available Size	636 sq ft
Rent	£13 per sq ft
Rates Payable	£7.39 per sq ft
Service Charge	£3 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

Lawes House comprises two blocks, A and B, both two storey arranged over ground and first floor. The available accommodation in Block A is located on the ground floor accessed from a ground floor entrance to the front of the building. The suite is newly refurbished and ready for immediate occupation.

The building benefits from a very good parking ratio of 1:325 sq ft. Additional car parking is also available next door offering plenty of parking for new occupiers.

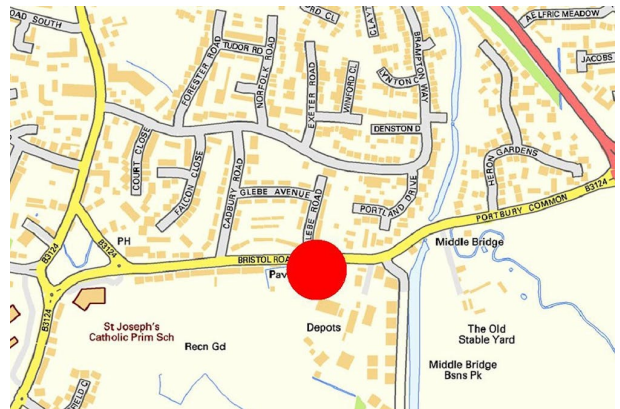
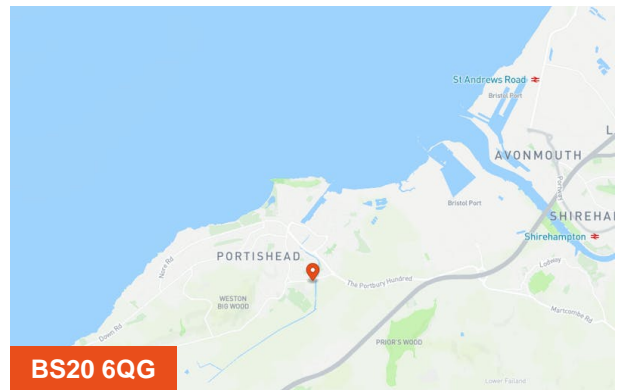
Location

Lawes House is situated on Bristol Road approximately 0.5 miles from Portishead Town Centre and within a 5 minute drive of Junction 19 of the M5, providing easy access to the M4/M5 interchange. Bristol City Centre is approximately 9.5 miles distant, a 20 minute drive away.

Accommodation

The office accommodation comprise the following:

Name	sq ft	sq m	Availability
Ground - Block A Part	722	67.08	Let
Ground - Block A Part	636	59.09	Available
1st - Block A	662	61.50	Let
1st - Block A	653	60.67	Let
Total	2,673	248.34	



compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

69 This is how energy efficient the building is.

Viewing & Further Information

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