

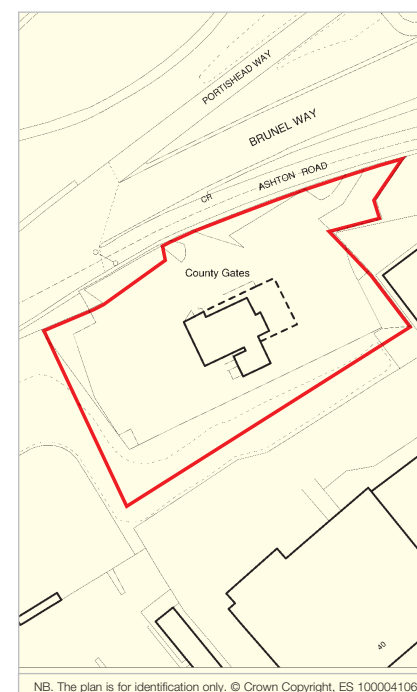
Bristol

County Gates Ashton Road BS3 2JH

- **Freehold Office Building**
- Part let to Celador Radio (SW) Limited (t/a Jack FM)
- Majority vacant
- Offices totalling 1,048 sq m (11,280 sq ft) with on-site parking for 84 cars
- Asset management opportunity
- May suit owner occupier or investor
- Total Current Rents Reserved

£40,875 pa

**Plus 746.20 sq m
(8,032 sq ft) of Vacant
Office Accommodation**



Tenure

Freehold.

Location

The city of Bristol has a population of some 410,000 and is a major port and regional centre situated at the head of the Bristol Channel, 106 miles west of central London. The city benefits from excellent communications being situated adjacent to the intersection of the M4 and M5 Motorways, providing swift access to London, South Wales, the South West and the Midlands. In addition the city has its own international airport.

The property is situated to the south-west of Bristol city centre located on the A370 Main Road which connects the M5 motorway to the south-west and Bristol city centre to the north-east.

Description

The property is arranged on ground and three upper floors to provide a detached office building with ground floor reception and offices above. The property benefits from a passenger lift and WCs to all floors. The tenant of the first floor has extensively refurbished the accommodation to include radio broadcasting studios. In addition the property sits on a site of 0.417 hectares (1.030 acres) providing car parking for 84 cars behind secure gates.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 72-104 Band C-E (Copy available on website).

Floors	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
First	Celador Radio (SW) Ltd (t/a Jack FM) (1)	First Floor 22 car parking spaces	301.80 sq m (3,248 sq ft)		10 years from 02.04.2013. Rent review in 5th year	£40,875 p.a.	Rent Review 2018
Ground, Second and Third	Vacant	Ground Floor	139.05 sq m (1,496 sq ft)				
		Second Floor	305.15 sq m (3,285 sq ft)				
		Third Floor	302.00 sq m (3,251 sq ft)				
		Sub Total	746.20 sq m (8,032 sq ft)				
		Total	1,048.00 sq m (11,280 sq ft)		£ 40,875 p.a.		

Total £40,875 p.a.

(1) www.jackbristol.com

(2) There is a tenant's break option on 01.04.2018 on serving 6 months' notice, or at any time in accordance with specific criteria detailed in the lease. Buyers should refer to the legal pack and lease for further details.