

One Rivermead Court

Clevedon, BS21 6FT

To Let / For Sale

Whole Building

18,577 sq ft (1,725.8 sq m)

Available to lease or purchase

Flexible Suites from

4,500 - 18,577 sq ft (418 - 1,725.8 sq m)

Available to lease

Shape Your Future

Rivermead Court

An established office campus constructed over two phases. The scheme is prominently located at the entrance to Kenn Business Park on Kenn Road, less than 1.5 miles from Junction 20 of the M5 motorway and within 0.5 miles of the Tesco Supermarket on Southern Way.



Clevedon town centre is a short drive away offering a wide range of amenities:



from retail shops, supermarkets, banks, coffee shops and restaurants.



Future-Ready



Refurbished Office Accommodation



Air Conditioning



Passenger Lifts



Fully Accessible Raised Floors



Suspended Ceilings with LED Lighting



Car Parking Ratio 1:240 sq ft

Specification

Rivermead Court offers high quality office accommodation. The space benefits from air conditioning, suspended ceilings incorporating LED lighting, carpeting throughout and refurbished WCs and shower facilities.



The building is a self contained two storey office building offering modern open plan accommodation with an ability to offer split suites.

Flexible Space

The building is set out over ground and first floor with a lift and central core enabling easily subdivision into two suites per floor.

The accommodation is available to lease from in suites from c. 4,500 sq ft (418 sq m) upwards. Alternatively the freehold of the building is available together with the leased and income producing adjoining building, 2 Rivermead Court.



Accommodation

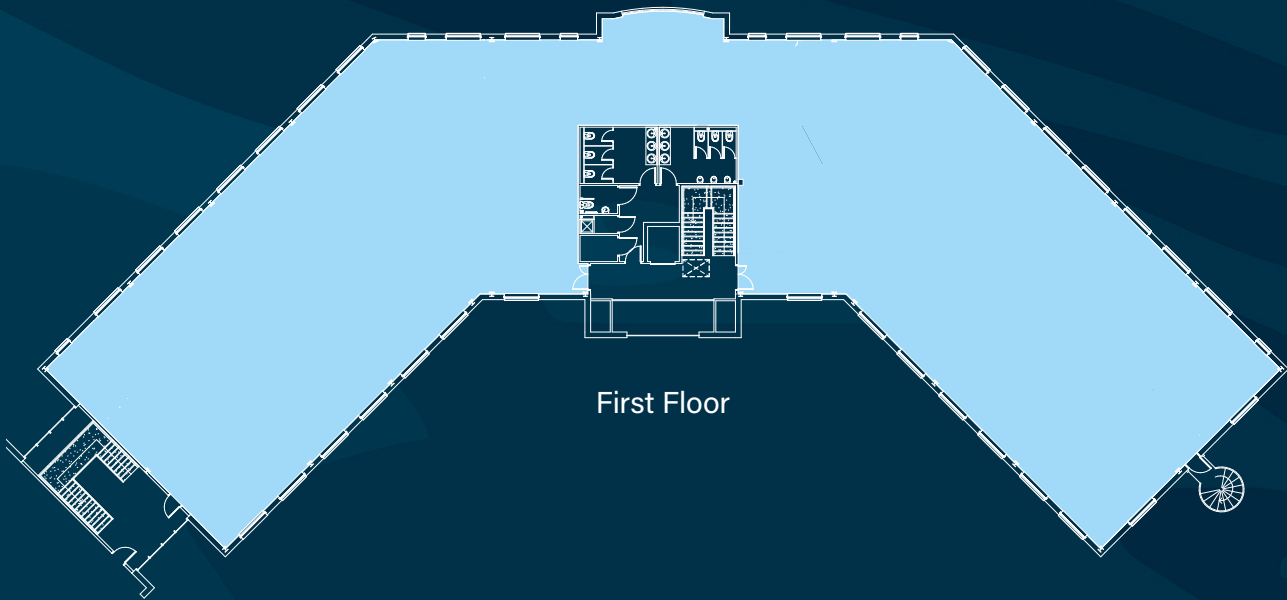
	Sq ft	Sq m
Ground Floor	9,260	860.28
First Floor	9,317	865.58
Total	18,577	1,725.86

Tenancy Details

2 Rivermead totals 9,492 sq ft (881.8 sq m) is let to Hydro International Ltd on a lease expiring 21/07/2032 at a passing rent of £137,634.



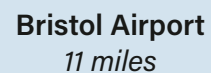
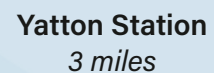
Ground Floor



First Floor

Floor plans

Clevedon is a well-established commuter town located approximately 12 miles 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 and 11 miles of Bristol Airport.



	Miles	Time
M5 Motorway	1.5	6m
J19 Portishead	7.5	14m
Bristol Airport	11	25m
J17 Cribbs Causeway	14	22m
M4/M5 Interchange	16	26m
J25 Taunton	33	45m
J30 Exeter	64	1h 15m

Sat Nav:  Clevedon, BS21 6FT

What3Words: /// ocean.choice.calm



Kenn Business Park

Rivermead Court

ASDA

disati.
café & bar



One Rivermead Court

Terms

The accommodation is available by way of full repairing and insuring lease direct from the Landlord on terms to be agreed.

Alternatively, the landlord will give consideration to a sale of the freehold interest of the building together with the adjoining property, 2 Rivermead. Details of the sale are available separately from the agents.

Service Charge

A service and estate charge will be payable for the upkeep of the external and common areas. Please contact the agents for further information.

EPC

The property has an EPC rating of B (35).

Legal Costs

Each party is to be responsible for their own legal costs.

Anti Money Laundering

Upon Agreement of Heads of Terms, the intended lessee will be required to provide the usual information to satisfy Anti Money Laundering requirements.

Viewing

Viewing is strictly by prior appointment with the agents:



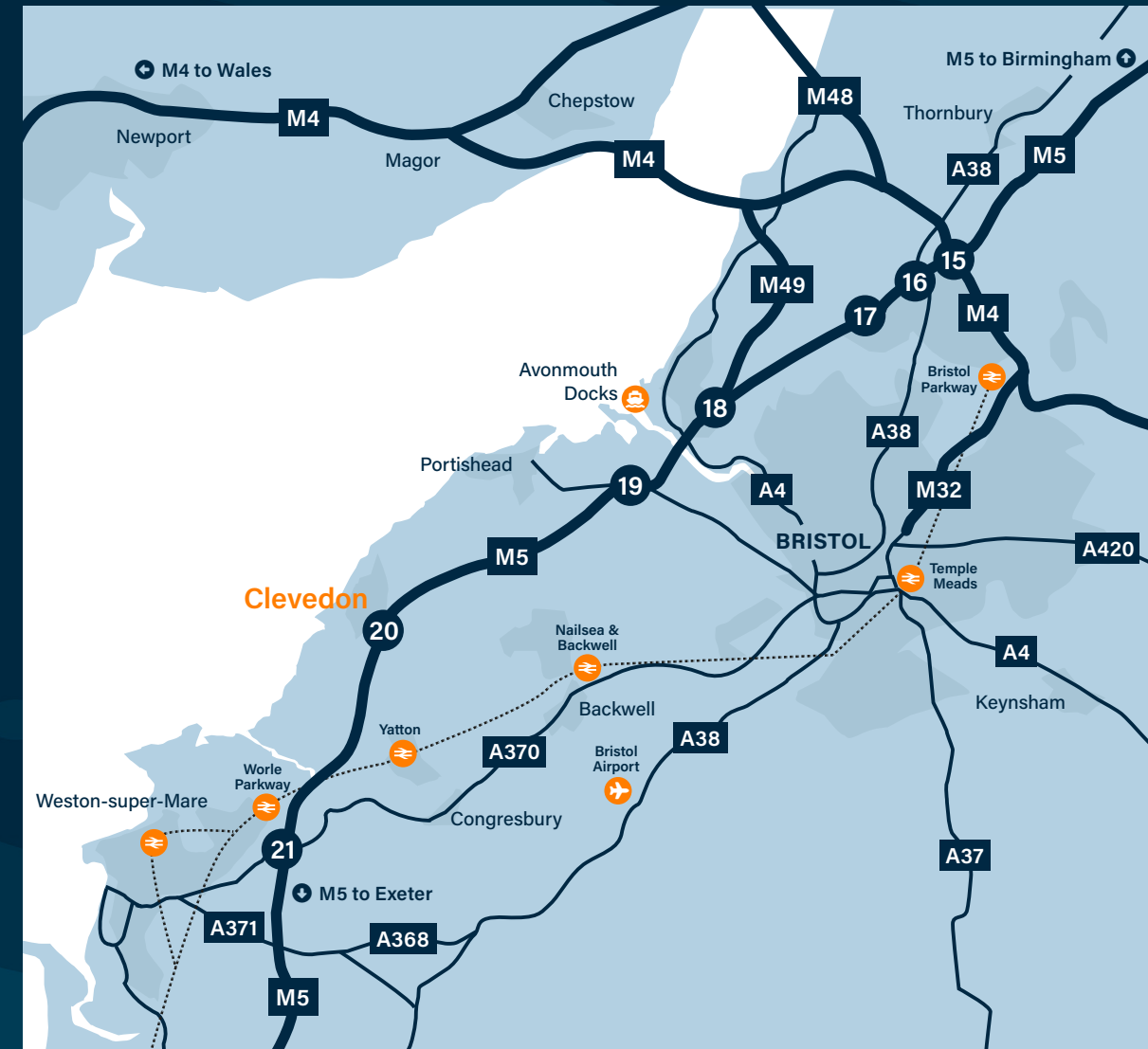
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