



Kingston House, Armstrong Way, Yate BS37 5NA

TO LET

Modern Ground Floor Office Suite

**883 Sq Ft
(82 Sq M)**

DESCRIPTION

The subject property comprises a two storey semi-detached office building. The property sits within Oaklands Business Park which consists of a total of 6 units situated on an attractive, landscaped business park. Internally the ground floor office is finished to a good standard and is largely open plan with some partitioning to create a kitchenette, meeting room and a server room.

- ✓ Self-contained ground floor suite
- ✓ Modern refurbishment
- ✓ Can be let fully furnished
- ✓ 5 allocated car parking spaces
- ✓ Good transport communications
- ✓ Air conditioning

LOCATION

Kingston House is located on Oaklands Business Park, off Armstrong Way in Yate. The property lies approximately 6 miles north of Bristol City Centre and has excellent access to North Bristol and M4 Motorway Junction 19, via the B4058 and A432. The business park is within close proximity of Yate town centre and is within a 10 minute walk of Yate Railway Station.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	883	82
Total	883	82

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

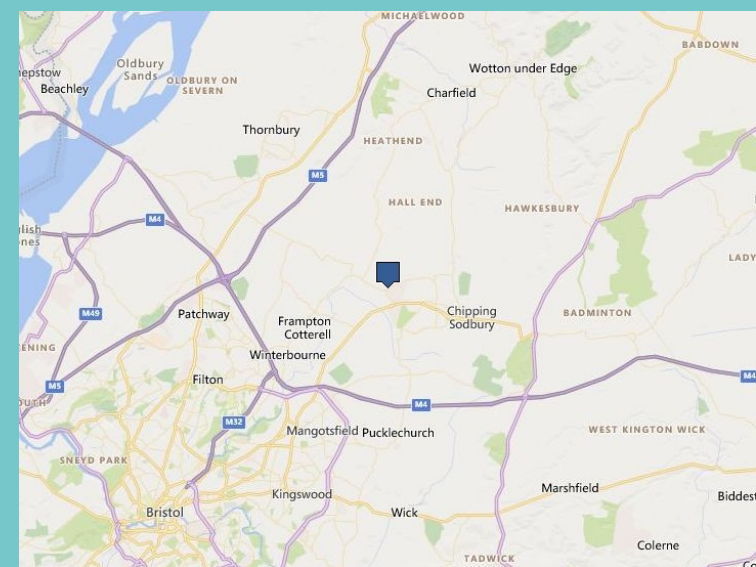
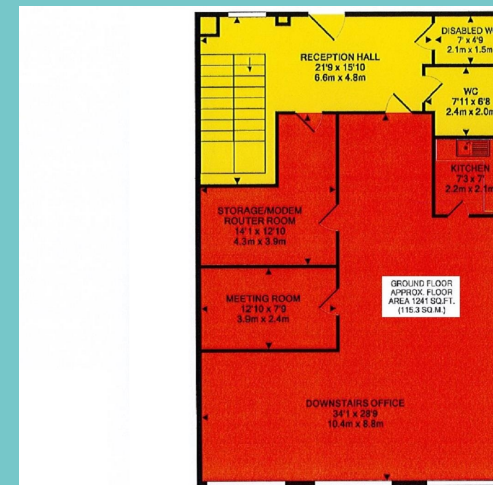
The property has a rateable value of £11,250. Interested parties are advised to make their own enquiries with the VOA.

TERMS

The suite is available by way of a new lease from the landlord for a term of years to be agreed. The quoting rent is £14.00psf per annum exclusive.

EPC

D87



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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