



St Matthew's House, Conference Avenue, Portishead BS20 7LZ

TO LET

Modern, Open Plan, First Floor Office Suite

**2,126 Sq Ft
(198 Sq M)**

DESCRIPTION

St Matthews House comprises a semi-detached two story office unit of traditional construction. The available space is on the first floor and has been recently refurbished to a very high standard to include suspended ceiling, recessed lighting, raised floor, fitted kitchenette, WC and shower facilities. The suite benefits from 6 allocated car parking spaces along with bike parking facilities.

- ✓ Open plan offices
- ✓ Fitted kitchenette
- ✓ Suspended ceiling with recessed lighting
- ✓ Raised floors
- ✓ Gas central heating
- ✓ WC and shower facilities

LOCATION

St Matthew's House is located on Portishead Office Park, close to the marina and within a popular and established office location, approximately 0.7 miles south east of the town centre. The park benefits from good road links being in close proximity to the A369, which provides a direct link between the town centre and Junction 19 of the M5.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor	2,126	198
Total	2,126	198

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

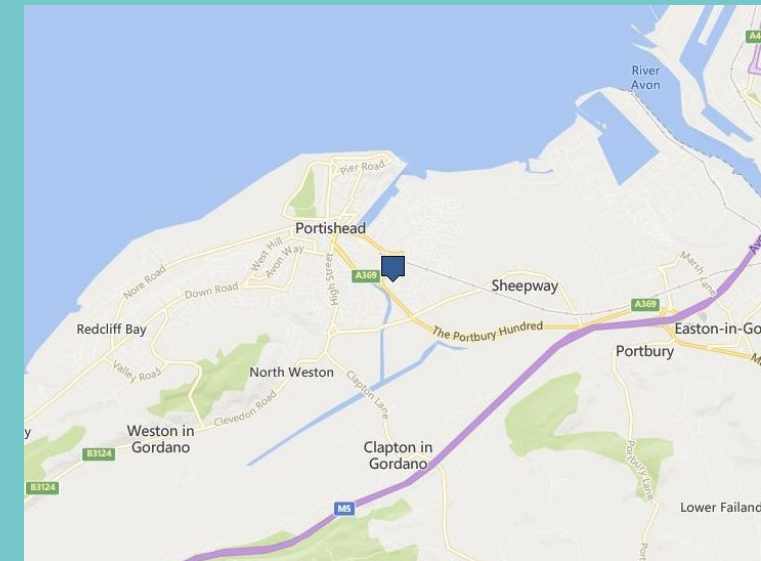
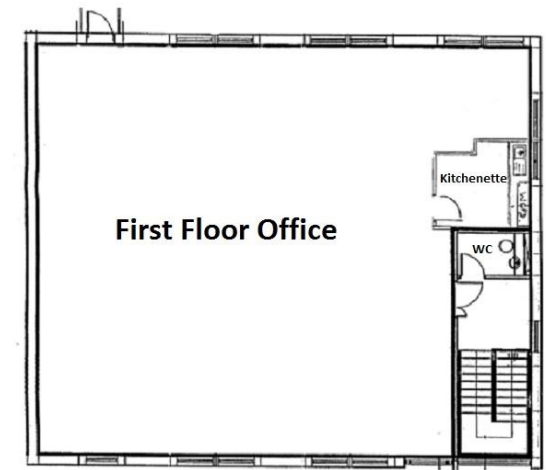
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The first floor suite is available by way of a new full repairing and insuring lease direct from the landlord for a term of years to be agreed.

EPC

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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