



## 1 Rivermead, Rivermead Court

Rivermead Court, Clevedon, BS21 6FT

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

**4,500 to 18,577 sq ft**  
**(418.06 to 1,725.86 sq m)**

- High quality offices
- Open plan floors can be easily subdivided into 2 suites per floor
- Air conditioned and raised floors
- 77 parking spaces
- EPC B

# 1 Rivermead, Rivermead Court, Clevedon, BS21 6FT

## Summary

Available Size	4,500 to 18,577 sq ft
Rent	Rent on application
Rates Payable	£5.65 per sq ft Rates payable - £104,895 pa for the whole building
Rateable Value	£189,000
Service Charge	N/A
Car Parking	2 x EV charging points (existing tenants installed)
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (35)

## Description

1 Rivermead is one of two self-contained modern office buildings linked via a fire escape stair core and provides modern, two storey accommodation constructed in 2001. The building is of steel frame construction with brick elevations incorporating a glazed double height reception lobby.

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 offices are to be refurbished.

## Location

Rivermead Court is positioned in the Kenn area of Clevedon close to local amenities and 1 mile drive from Junction 20 of the M5 motorway. Yatton railway station is approximately 3 miles to the south and similarly Nailsea & Backwell railway station is less than 6 miles away to the east providing regular main line links to Bristol Temple Meads, Cardiff and London. Bristol Airport is a 20 minute drive to the South East.

The building is positioned in an established commercial location with several business parks in the area including Yeo Bank, Kenn Business Park, The Courtyard and Windmill Business Park all providing a mix of office and industrial property. Clevedon town centre is a short drive away offering a wide range of options for retail shops, supermarkets, banks, coffee shops and restaurants. The seafront and promenade are a popular feature of the town which is famous for its Grade I listed Victorian pier.

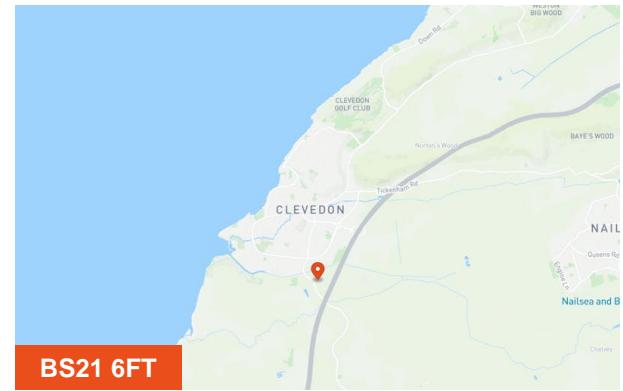
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	9,260	860.28	Available
1st	9,317	865.58	Available
<b>Total</b>	<b>18,577</b>	<b>1,725.86</b>	

## Viewings

Viewing to be arranged via the sole joint agents.



## Viewing & Further Information

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