

To Let



Buildings 1 & 2
Rivermead Court
Clevedon
North Somerset
BS21 6TR

Preliminary
Particulars

June 2014



- 4,742 – 28,115 sq. ft. (440.5 – 2,611.8 sq. m)
- Available on flexible new lease terms
- £13.50 per sq. ft. per annum, exclusive
- Excellent access to J20 of M5 Motorway
- Excellent 1:240 sq. ft. car parking ratio

Location

Clevedon is a well-established commuter town within the Greater Bristol area, located approximately 12 miles to the 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.

Rivermead Court is an established high quality office development constructed over two phases. The development is prominently located at the entrance to Kenn Business Park on Kenn Road, within approximately 1 mile of Junction 20 of the M5 motorway and within approximately 800 m of the Tesco Supermarket on Southern Way.

Description

Rivermead Court offers high quality specification office accommodation. The buildings are of steel frame construction with brick elevations incorporating double glazed windows beneath a pitched roof.

The internal specification includes the following features:

- Fully accessible raised floors throughout.
- Suspended ceilings incorporating CAT 2 lighting.
- Passenger lifts to all buildings.
- Separate WC facilities on both floors.
- Disabled WC and shower facilities in all buildings.
- Generous on site car parking.
- Ceiling mounted comfort cooling and heating throughout.

Floor Areas

We understand that the accommodation comprises the following approximate floor areas:

Building 1	Sq. ft	Sq. m
Ground	9,316	865.4
First	9,314	865.3
Sub total	18,630	1,730.7
Building 2	Sq. ft	Sq. m
Ground	4,743	440.6
First	4,742	440.5
Sub total	9,485	881.1
Total	28,115	2,611.8

The buildings are currently inter-linked at both ground and first floor levels.

Car Parking

The buildings benefit from an excellent ratio of 1:240 sq. ft. net internal.

Availability

The buildings are available on new effectively full repairing and insuring lease/s either as a whole or as individual floors for a term of years to be agreed.

Rent

The quoting rent starts from £13.50 per sq. ft. per annum, exclusive.

Service/Estate Charge

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

Rateable Value

Interested parties are advised to make their own enquiries in respect of business rates.

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Legal Costs

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

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VAT

All figures quoted in these details are exclusive of VAT whether or not chargeable.

VIEWING

For further information or an appointment to view please contact the joint agents:

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