



**Office B, Second Floor, 51 Broad Street, Chipping Sodbury, Bristol,
BS37 6AD**

Newly Decorated Second Floor Office in prominent
location on Historic Chipping Sodbury High Street.
Approx. 159 sq ft.

£275 pcm

Bills included in Rent

Energy Efficiency Rating - E





Property Description

Location

CHIPPING SODBURY is an ancient market town, important business centre and Conservation Area with a full range of shopping and educational facilities, together with a town hall, local public houses and restaurants. Bristol and Bath town centres - 14 miles. M4 motorway J18 at Tormarton - 4 miles. M5 motorway J14 at Falfield 8 miles. Railway Terminals at Yate & Bristol Parkway. Aztec West, Abbeywood and Cribbs Causeway - 7 miles approximately.

Description

Newly Decorated Second Floor Office in prominent location on Historic Chipping Sodbury High Street

Accommodation

ENTRANCE - Door from High Street into communal hallway with Innovations Hair Studio and other offices. Part glazed wooden door with door entry system to offices on first and second floor. Carpeted stairs to first and second floor.





COMMUNAL KITCHEN & WC - There is a communal kitchen and WC on the first floor with wall cupboards, sink, laminate worktops, microwave, fridge, Vinyl flooring, window overlooking Wickwar Road. Communal WC with wash basin, vinyl flooring and window.

OFFICE B - 15'1" x 10'7" max.

Located on second floor, door from hallway. Window overlooking the High Street. Carpeted. Night Storage Heater.

Services

Water, sewerage and electricity are **included in the rental price.**

Terms

Length of Lease - Minimum of 1 year

Rates

Rates to be discussed with South Gloucestershire County Council.

Viewing

Strictly by appointment through Country Property Agents, telephone 01454 322339,
www.countryproperty.co.uk

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

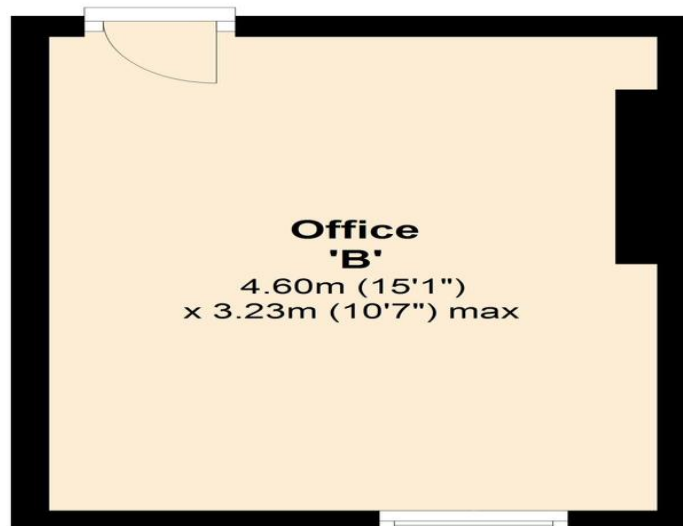
Less energy efficient

110

This is how energy efficient
the building is.

Second Floor

Approx. 14.8 sq. metres (159.6 sq. feet)



Total area: approx. 14.8 sq. metres (159.6 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

The Grange
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South Gloucestershire
BS37 6AD

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Agents Note: Please note Country Property Agents have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose - although Country Property policy is to encourage Landlord clients to ensure compliance and timely repairs or remedial work if and when required. Where provided, floor plans are produced solely as a helpful illustration of the layout - they are not scale drawings and must not be treated as such.