



**Office 5, Second Floor, Old Bank House, 79 Broad Street,
Chipping Sodbury, S.Gloucestershire, BS37 6AD**

Serviced office located on 2nd floor of this imposing Grade II listed building on Chipping Sodbury's Historic Main Street.

189 sq.ft

Energy Efficiency Rating – C

Minimum Lease 1 Year

Available Now

Bills Included in Rent

Rent £550pcm

Plus VAT

i.e. £660pcm

Inc VAT





Property Description

Location

Chipping Sodbury is an ancient market town and important business centre and Conservation Area with a Waitrose and full range of established shopping and educational facilities. The town also has an ancient town hall, local public houses and range of 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.

Description

Serviced office located on 2nd floor of this imposing Grade II listed building on Chipping Sodbury's Historic Main Street.

Accommodation

Office 5 19'6" max. x 10'7" max. Sash window to front overlooking Broad Street, radiator.





Services included in the rent worth up to £200pcm

- Reception Service (inc waiting room service -meet and greet clients/visitors, offer refreshments, etc).
- Exclusive use of office unit
- Kitchen with tea/coffee/milk provided plus microwave & fridge
- Gas and electricity (heat and light)
- Broadband to network sockets in offices
- VoIP phones (optionally with a 01454 number allocated and free local/national calls)
- VoIP answerphone service – sent to email
- Offices cleaned weekly
- Small outside courtyard (eg for lunch)

Terms

Minimum lease of 1 year, followed by 2 months rolling notice.

Rates

Business Rates are additional but most tenants don't need to pay them as they qualify for Small Business Rates Relief – which the landlord will help them obtain.

Viewing

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

Parking Notes

Parking is available on 'The Chippings', on street or in the free 24 hour car park in Wickwar Road.

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

65

This is how energy efficient the building is.

Second Floor

Approx. 17.6 sq. metres (189.3 sq. feet)



Total area: approx. 17.6 sq. metres (189.3 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.