Sales 01934 842000



Lettings 01934 842000

lettings@farrons.co.uk

sales@farrons.co.uk

Rodney Road, Backwell, Bristol. BS48 3HW

£250 Monthly \*



- \*\*\*\*First Month Free\*\*\*\*
- First Floor Offices
- Central Village Location
- 1-4 Offices available
- Available Now









Ref: PRA10058

Viewing Instructions: Strictly By Appointment Only



# **General Description**

\*\*\*\* FIRST MONT FREE\*\*\*\* COMMERCIAL OFFICE SPACE TO LET! THIS IS NOT A RESIDENTIAL LET. First floor office space within popular village of Backwell. Selection of offices from £300 per month!

## Accommodation

#### **Communal Entance**

Stairs to first floor offices, upvc double glazed to the front.

### W/C

W.C & Wash hand basin

Office 2 (12' 02" x 5' 08") or (3.71m x 1.73m)

£300 pcm - Upvc double glazed window to the side, radiator.



Office 3 (12' 10" x 10' 02") or (3.91m x 3.10m)

£300pcm - Upvc double glazed window to the side, radiator.



Office 4 (11' 02" x 12' 0") or (3.40m x 3.66m)

£300 pcm - Upvc double glazed window to the side, radiator.



Kitchen (10' 02" x 6' 10") or (3.10m x 2.08m)

Communal Kitchen - Upvc double glazed window to the rear, electric cooker, fridge freezer, radiator wall & base units, sink unit with mixer tap over, cupboard housing central heating boiler.



## **Shower Room**

Upvc double glazed window to the side, low level W.C, wash hand basin, shower enclosure with electric shower.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

Council Tax

**Band Not Specified** 







All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.