



## TO LET

- In Town Office Space
- Easily Accessible
- Designated Parking
- Ancillary Storage

## Unit 6B

TT Trading Estate, Hatters Lane, Chipping  
Sodbury, South Gloucestershire BS37 6AA

**£494.16 per Calendar Month**

A first floor office unit (approx. 203 ft<sup>2</sup>) with ancillary storage space (approx. 280ft<sup>2</sup>) and car parking situated on a popular business park within close walking distance of Chipping Sodbury High Street.

## DESCRIPTION

The Unit comprises first floor office space, and storage which are directly accessible from one another. The Office is within a 2 minute walk from Chipping Sodbury High Street and offers parking. The office also has access to a small kitchenette and toilet on the ground floor.

## SERVICES

Electric, water and drainage are connected. We understand Fibre Broadband is also connected to the property.

## SITUATION

TT Trading Estate is situated on the industrial edge of Chipping Sodbury Town Centre. The Business Park offers strong transport links and is well located for regional and national access, being close to M4, M5 and M32.

## TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same. Ideally for a minimum 3-year term.

The Landlord will be responsible for external repairs and the structural insurance, the premium of which will be recoverable from the Tenant. The Tenant will be responsible for internal repairs and insurance of their contents.

## DEPOSIT

A deposit of two calendar months will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

## OUTGOINGS

The Tenant will be responsible for all outgoing, including those, but not limited to, the services listed above and Business Rates.

The quoted rent is inclusive of Business Rates which are payable directly to the Landlord.

VAT is applicable and all sums stated are non-inclusive.

The Tenant will be required to contribute towards the Landlord's professional fees to be capped at £350 plus VAT.

## LOCAL AUTHORITY

South Gloucestershire District Council.

Tel: 01454 868009

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents: David James: 01453 843720.



**PLANS AND PARTICULARS** Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

**WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC** The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.