



TO LET

Unit 6 Gordano Court

Serbert Close, Portishead, Bristol, BS20 7FS

Refurbished self-contained, two-storey office building with on site parking – 2,150 sq ft (199.7 sq m) net approx.

Location

Portishead is a coastal town located just 10 miles from Bristol City Centre and has direct access to the M5 at Junction 19 which is located less than 2 miles away, via the A369. This in turn offers access to the M4/M5 interchange, allowing easy access to the Midlands, The South West and London. Bristol International Airport is also only 10 miles to the South.

Gordano Court is situated just off Wyndham Way and Harbour Road, alongside the A369 at the entrance of Portishead.

The property is conveniently located close to the marina and a wide range of amenities, including, Sainsbury's, Waitrose, Hall & Woodhouse and Aqua, all of which are within a short walk.

M5



2 miles east

M4



8 miles northeast

Weston-super-Mare



18 miles

Bristol



10 miles



Accommodation

Description

Gordano Court provides a range of self-contained, semi detached building, offering high quality office accommodation. The subject property has recently been refurbished to offer open plan modern accommodation. While unit 6 is immediately available, the adjoining unit (5) could also be offered as a combination for larger enquiries.

Parking

The accommodation has a total of 8 available parking spaces.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
GF Unit 6	1,086	100.9
FF Unit 6	1,064	98.8
TOTAL	2,150	199.7

Passenger lift



Suspended ceilings



Gas fired central heating



Onsite parking



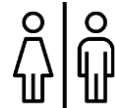
LED lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department of North Somerset Council.

Tel: 01934 888888 or www.n-somerset.gov.uk

Business Rates

Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease

The property is available on a new full repairing and insurance service charge lease for terms of years to be negotiated.

Rent

The property is offered at a quoting rent of £16.00 per sq ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

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Subject to Contract

Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS

