

**Office C, Dr Fox's Offices Knightstone
Causeway
Weston-super-Mare, BS23 2AD
Annual Rental Of £12,000**

David Plaister Ltd are delighted to offer this stunning office space, available TO LET. This office space is located in a prestigious positioning on Knightstone Island with breathtaking views to sea. The property is well presented with flexible areas to suit the needs of a variety of businesses, whilst still retaining period features. Each office has access to kitchen facilities and W/Cs. There is secondary glazed windows throughout and the offices are heated with electric heating. Commercial EPC rating E101. Deposit and references required. Fees may apply. There is a service charge for the porter cleaning common parts, insurance, water, sewer etc of £125 PCM.



- Light and bright office space TO LET
- Flexible areas to suit the needs of a variety of businesses
- Secondary glazed windows
- Commercial EPC rating E
- Located in a prestigious positioning on Knightstone Island with breathtaking views to sea
- Each office has access to kitchen areas and W/Cs
- Electric heating

ACCOMMODATION

Communal Entrance

Impressive communal entrance foyer leading to a private door into Dr Fox's.

Inner Hallway

Opening to kitchen area, door to W/C, period features, ceiling light, door to kitchen.

Kitchen 9' 4" x 6' 1" (2.85m x 1.85m)

Integrated microwave and stainless steel sink over, worktops / breakfast bar, wall light, door to main room.

W/C 5' 9" x 3' 4" (1.74m x 1.02m)

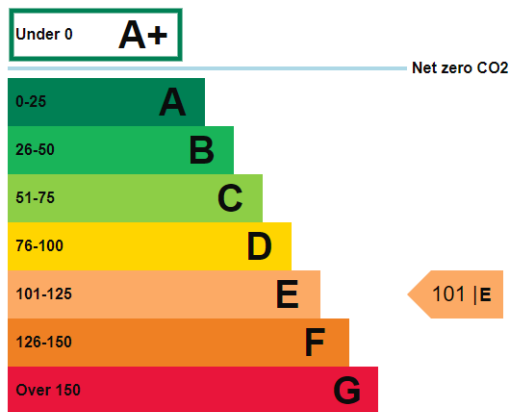
Low level W/C, wash hand basin and pedestal, extractor fan and ceiling light.

Main Room 46' 8" x 11' 7" (14.22m x 3.52m) (max) (plus bay windows)

Super space with flexible uses and various doors from main hallway, light and bright with various windows with secondary glazing offering views. Electric heaters, ceiling lights and period features.



This property's current energy rating is E.



MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.