

lot 26

Vacant Possession

Buildings 1 & 2, Rivermead Court, Kenn Business Park Clevedon, North Somerset BS21 6SR

Modern Freehold Business Park Offices with Development Potential

- 2,611.80 sq m (28,115 sq ft) of high specification office accommodation
- Prominently located at the entrance to Kenn Business Park
- Change of use potential to care home (subject to consents)
- Change of use potential to residential under enhanced permitted development rights (subject to consents)
- 119 car parking spaces
- Approximately 1.5 miles from Junction 20 of the M5 Motorway
- 6 Week Completion





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Location

Miles: 14 miles west of Bristol
 133 miles west of London
 Roads: M5 (Junction 20, 1.5 miles)
 Rail: Yalton Rail Station
 Air: Bristol International Airport (10 miles)

Situation

The property is prominently located at the entrance to the Kenn Business Park on Kenn Road, 1 mile from Junction 20 of the M5 and just 16 miles from the M4/M5 interchange. Nearby occupiers include the NHS and within approximately 800 metres the Tesco Supermarket on Southern Way.

Description

Rivermead Court offers high quality 2 storey office accommodation. The internal specification includes: raised floors, suspended ceilings, CAT 2 lighting, passenger lifts and ceiling mounted comfort cooling throughout. There are also disabled WC and shower facilities in both buildings. There is generous car parking space to the front, 119 spaces in total with an approximate ratio of 1:236 sq ft.

Development Potential

The property may be suitable for change of use to a care home or residential, subject to the necessary consents. Residential permission may be more feasible under enhanced permitted development rights from 2013, but subject to other necessary consents.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Accommodation

Unit	Floor	Floor Areas (Approx)	
Building 1	Ground	865.4 sq m	(9,316 sq ft)
	First	865.3 sq m	(9,314 sq ft)
Sub Total		1730.7 sq m	(18,630 sq ft)
Building 2	Ground	440.6 sq m	(4,743 sq ft)
	First	440.5 sq m	(4,742 sq ft)
Sub Total		881.1 sq m	(9,485 sq ft)
Totals		2,611.80 sq m	(28,115 sq ft)

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