



## Block DD 1 The Piazza

Harbour Road, Portishead, Bristol, BS20 7EL

**The building itself comprises a modern commercial building situated on the Piazza in Portishead, we currently have the 2nd floor available.**

**1,694 sq ft**  
(157.38 sq m)

- Suspended ceiling with modern low glare lighting
- Gas fired central heating via perimeter radiators
- Kitchenette facilities
- 3 demised parking spaces

## Summary

<b>Available Size</b>	1,694 sq ft
<b>Rates Payable</b>	£4.27 per sq ft No parking included within the rateable value. 2nd floor only.
<b>Rateable Value</b>	£14,500
<b>Service Charge</b>	£4.48 per sq ft 2025
<b>Car Parking</b>	There is an opportunity of having 3 car parking demised.
<b>EPC Rating</b>	B (49)

## Description

The building itself comprises a modern commercial building situated on the Piazza in Portishead.

The available accommodation is on the second floor and is fully carpeted with suspended ceilings and LG7 type lighting, gas fired central heating with perimeter radiators, painted walls and intercom phone entry system. The office also benefits from a kitchenette and WC facilities.

## Location

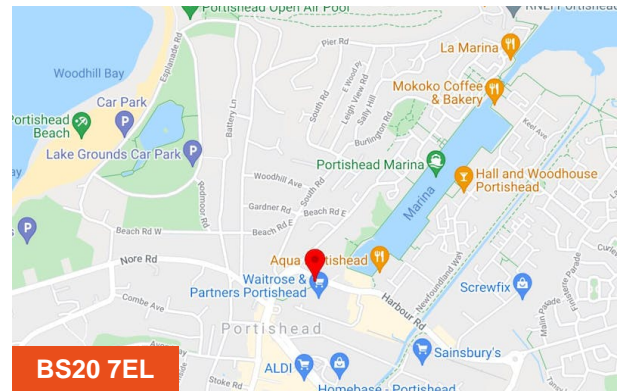
Block DD is situated on the M369, in Portishead approximately 1.5 miles from Junction 19 of the M5 and in turn providing easy access to the M4/M5 interchange. Bristol city centre is approximately 9.5 miles west of this expanding coastal town making it a popular location.

The property itself is located on the Piazza directly in front of Waitrose on Harbour Road, and forms part of a mixed-use development that also includes Lidl, Travelodge and Majestic Wine to name a few. This development has led to the High Street becoming a vibrant location which links from the old town through to the new, with the subject property close to the point the two areas meet.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd	1,694	157.38	Available
<b>Total</b>	<b>1,694</b>	<b>157.38</b>	



## Viewing & Further Information

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