



eden
office park

HAM GREEN, BRISTOL



the final bite
of the apple...

1,206 - 2,433 sq ft to let with up to 12 parking spaces

flexible on space • flexible on terms • flexible on rent • flexible on incentives



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Eden Office Park

Eden Office Park is situated just off the A369, with easy access to the M5 via J19, Clifton Village and Bristol City Centre, which is approximately three miles away.

The Park development was finished in 2007 and offers modern office accommodation in a pleasant, landscaped setting close to the village of Ham Green with local shops and other amenities nearby.

Occupiers on the Park include, Amicus, Agresso, Serco, Paradigm Norton and ROK Group.

Description

Building C1c comprises a new two storey self contained end of terrace office building with allocated parking for 12 vehicles, set amidst a landscaped estate. The building is part of Eden Office Park's final phase.

Specification

The open plan low maintenance designed office accommodation benefits from the following:

- Full access raised floors/floor boxes
- Comfort cooling
- Double glazed windows
- Suspended ceiling with inset Category II lighting
- Male, female and disabled WC facilities
- 12 parking spaces
- Shower
- Security Alarm

Accommodation

The accommodation measured on a net internal basis comprises approximately:

Ground	1,206 sqft	(112 sqm)
First	1,227 sqft	(114 sqm)
Total	2,433 sqft	(226 sqm)



Tenure

A flexible new full repairing and insuring lease is available for a term to be agreed.

Rent

Upon application

Rates

Upon application from North Somerset District Council.

Viewing and Further Information

Strictly by appointment through the joint sole agents:

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