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TO LET (MAY SELL)

**80 MACRAE ROAD, EDEN OFFICE PARK, HAM
GREEN, BRISTOL, BS20 0DD**

ONLY ONE FLOOR REMAINING TO LET OF 2,003 SQ FT



A self-contained modern office, providing accommodation over ground and first floors set in attractive, landscaped grounds. The building comprises approximately 3,985 sq ft and benefits from a generous 21 car parking spaces, together with an electric car charging point.

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

Eden Office Park is situated just off the A369, which has easy access onto Junction 19 of the M5 motorway which is approximately 2 miles to the West. Clifton village, Bristol city centre and Portishead are all within a very short driving distance. Eden Office Park was developed in 2003 and offers modern office accommodation in a pleasant, landscaped setting, close to the village of Ham Green where there are local shops and other amenities.

DESCRIPTION

The building offers a self-contained office with accommodation over ground and first floors, which is open plan in nature. The office is due to be refurbished throughout and will provide:

- Double glazed windows
- Suspended ceilings
- Raised floors
- Heating/cooling
- New carpet flooring
- New decorations
- LED lighting
- Disabled WC with shower
- Additional WC's
- Capped off services (for tenant to install kitchenette)

CAR PARKING

The office benefits from excellent car parking, having 21 on-site car parking spaces (2 of which are disabled spaces). There is also an electric car charging point within the car park to the front of the property solely for the property.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice the property has the following approximate net internal floor areas:

Ground floor:	1,982 sq ft	(184 sq m) – Let
First floor:	2,003 sq ft	(186 sq m)
Total:	3,985 sq ft	(370 sq m)

NB: Consideration would also be given to a letting on a floor by floor basis

RENT

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £16.00 per sq ft per annum exclusive. An estates charge will also be payable.

Consideration would also be given to a letting on a floor by floor basis and in this respect a service charge will be payable to cover the costs of any shared or communal items.

Alternatively, the freehold of the property may be available to purchase – further information upon request.

BUSINESS RATES

In accordance with the Valuation Office Agency Website (www.voa.gov.uk), we note that the property has the following designation:-

Rateable Value:	£43,000
Rates Payable (2020/2021):	£21,457

The ground floor has recently been let and therefore the above rating is for the whole building and will be reassessed in due course.

ENERGY PERFORMANCE CERTIFICATE

Pending.

VAT

The property is elected for VAT and therefore VAT will be payable on all prices.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

UPDATED APRIL 2021

Control of Asbestos at Work Regulations 2012

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly:-

(1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

(2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

