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TO LET / FOR SALE

LAUREL HOUSE, BROTHERSWOOD COURT, ALMONDSBURY, BRISTOL, BS32 4QW



- **OPEN PLAN FLOOR PLATES**
- **SUITES AVAILABLE OF APPROXIMATELY 1,103 SQ FT (201.4 SQ M) & 1,764 SQ FT (163.8 SQ M)**
- **ON SITE CAR PARKING**
- **STRATEGICALLY PLACED WITH EXCELLENT TRANSPORT LINKS**

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

Brotherswood Court is situated on Almondsbury Business Park which is an established business park approximately 7 miles north of Bristol city centre and half a mile to the east of Aztec West Business Park. Other office occupiers on Almondsbury include RAC, Kerry Foods and Cemex. Access to Junction 16 of the M5 is approximately 1 mile from Brotherswood Court and Bristol Parkway rail station is approximately 2 miles to the south. Parkway station has mainline services to London Paddington (fastest journey time 1hr 23 minutes).

DESCRIPTION

Brotherswood Court is a purpose built office development which was developed around three existing farm buildings in the early 1990's and comprises 8 office buildings and a restaurant. The park stands out for its attractive and mature landscaping and use of reconstituted stone for the external elevations on the majority of the buildings.

ACCOMMODATION

We have measured the property in accordance with the International Property Measurement Standards (IPMS 3), and found the property to have a following approximate useable floor area of:-

Laurel House:	Sq Ft	Sq M
First Floor (A)	1,764	163.8
First Floor (B)	1,103	102.4 – Under Offer
Total:	2,867	266.3

TERMS

The unit (s) are available by way of a new lease (s) for a term of years to be agreed at a quoting rent of £10.00 per sq ft per annum, exclusive.

There will also be a service charge to cover the cost of any communal or shared items.

The freehold of the property may also be available for sale, with the ground floor office been let by way of a 5 year lease. The suite comprises 1,009 sq ft and is let to an A1 retail occupier who is using the premises for a high end hairdressing unit. The property is let by way of a 5 year lease, with a tenant break at the end of the 3rd year at a passing rent of £13.00 per sq ft.

EPC

First Floor (A) – B (49)

First Floor (B) – C (57)

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the property has the following designation:-

1st Floor (A)

1st Floor (B)

Rateable Value: £22,000
Rates Payable (2019 / 2020): £10,802

Rateable Value: £13,250
Rates Payable (2019 / 2020): £6,505.75

VAT

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

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of this transaction.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and any one 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.

VIEWING AND FURTHER INFORMATION

For further information or for an appointment to view contact the joint agents: -

Burston Cook

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

CBRE

FAO: Alex Riddell

Tel: 0117 943 5757

Email: Alex.Ridell@cbre.com

SUBJECT TO CONTRACT

UPDATED NOVEMBER 2018

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