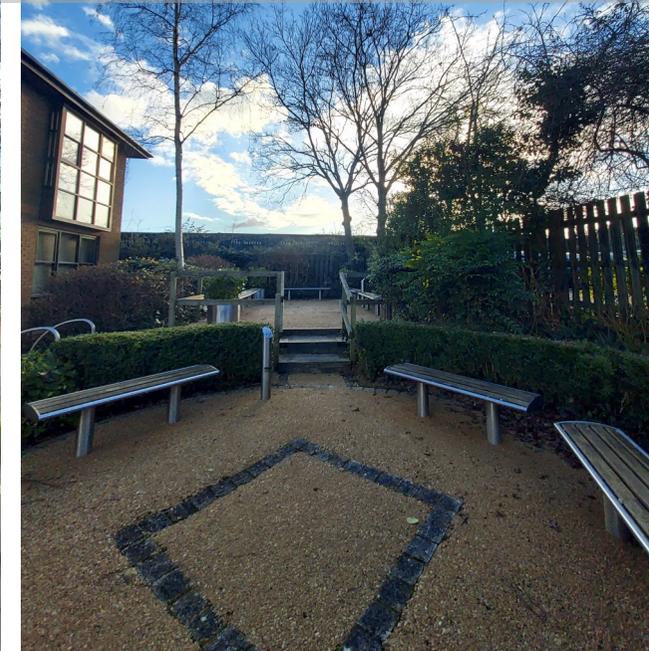


GROUND FLOOR OFFICE SUITE

Ground Floor, Bradbrooke House, Almondsbury Business Centre, Bristol, BS32 4QH



- A modern, predominantly open plan office suite located on the ground floor
- Approximately 2,020 sq. ft (188 sq. m)
- Benefits 8 car parking spaces, bike storage and shower facilities, and outside seating areas
- Excellent access to the M4/M5 Motorway networks
- Located within a popular and established business park



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

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LOCATION

Bradbrooke House is situated in Almondsbury Business Centre which is located in an established business park approximately 7 miles north of Bristol city centre and 1 mile from Junction 16 of the M5. Bristol Parkway rail station is approximately 2 miles to the south and has a mainline service to London Paddington (fastest journey time 1hr 23 minutes).

Also located within a few minutes walk of the property is Happy Days Nursery, a local coffee shop and Indian restaurant. Other nearby amenities include the Aztec Centre, Aztec Hotel & Spa, Tesco Express and Starbucks.

DESCRIPTION

The office suite is located on the ground floor and provides predominantly open plan accommodation with several partitioned meeting rooms already in situ. The suite benefits from carpet covered flooring, Cat 5 cabling, suspended ceilings with recessed lighting, full access raised floors and comfort cooling system. There is a large kitchen/ staff room, male and female WC's, as well as a shower.

There are bike storage racks to the side of the property together with outside seating areas.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,020 sq ft (188 sq m).

CAR PARKING

There are 8 allocated parking spaces, providing a parking ratio of 1:252 sq ft.

TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

RENT

£35,000 per annum exclusive.

PLANNING

Use Class E - therefore suitable for a wide range of uses.

BUSINESS RATES

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

Rateable Value: £25,750

Rates Payable (2019/2020): £12,643.25

VAT

We have been advised that the property is elected for VAT.

EPC

The property has an energy performance rating of C (68).

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

December 2022

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

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, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants

