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FOR SALE BY AUCTION

UNIT 8 APEX COURT, ALMONDSBURY BUSINESS PARK, BRISTOL



- **OPPORTUNITY TO PURCHASE A MODERN OPEN PLAN OFFICE BUILDING SET IN ATTRACTIVE LANDSCAPED GROUNDS WITH A TENANT ON THE SECOND FLOOR PROVIDING A RENTAL INCOME OF £20,000 PAX**
- **APPROXIMATELY 5,264 SQ FT (489 SQ M)**
- **NEWLY REFURBISHED WITH ON SITE CAR PARKING**

SUBJECT TO CONTRACT

LOCATION

Apex Court is located eight miles north of Bristol City Centre off Junction 16 of the M5, approximately one mile from the M4/M5 interchange. Bristol Parkway is approximately two miles away and provides regular train services to London Paddington. Almondsbury Business Park is a well-established office location adjacent to Aztec West and is home to major employers including EE, RAC and NHS Direct.

DESCRIPTION

Apex Court is a modern campus office development dating from c.1989 and providing a total of 24 self-contained office buildings. Unit 8 comprises a self-contained, modern office building providing open plan accommodation over ground, first and second floors.

The ground and first floors are currently vacant, with the second floor suite currently let to Recruitment Mergers Ltd. The first floor has been refurbished to provide new carpets throughout, new suspended ceilings, new dimmable LG7 compliant lighting and a fitted kitchen. There are also WC and shower facilities.

There are 17 allocated car parking spaces with the whole building.

ACCOMMODATION

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

Ground Floor	1,718 sq. ft. (160 sq. m.)
First Floor	1,773 sq. ft. (165 sq. m.)
Second Floor	1,733 sq. ft. (165 sq. m.)
Total	5,264 sq. ft. (489 sq. m.)

TENANCY

The second floor is currently let to Recruitment Mergers Ltd for a term of five years from 24th June 2020. The tenant is demised 6 car parking spaces and the annual rent is £20,000 per annum exclusive. The lease is excluded from the Security of Tenure and Compensation Provisions of Part II of the Landlord and Tenant Act 1954.

TERMS

The freehold of the property is available to purchase at auction.

The auction is being held by Hollis Morgan on Wednesday 15th September at 18:00. The lot can be accessed via the following link: https://www.hollismorgan.co.uk/property-details/30855963/south-gloucestershire/bristol/apex-court?bid=11&showstc=on&orderby=lot_no+asc&extra_2%21=501%2C502

RATES

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency.

ENERGY PERFORMANCE CERTIFICATE

Rating C - (68).

VAT

We understand that the building is elected for VAT, therefore VAT will be payable on all prices.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents: -

Burston Cook

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

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Hollis Morgan

FAO: Olly Hollis

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SUBJECT TO CONTRACT

UPDATED AUGUST 2021

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 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.