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## **TO LET**

### **MODERN OPEN PLAN OFFICE**

## **SECOND FLOOR, UNIT 2 APEX COURT, ALMONDSBURY BUSINESS PARK, BRISTOL, BS32 4JT**



- **MODERN OFFICE SUITE**
- **APPROXIMATELY 937 SQ FT (87.05 SQ M)**
- **NO BUSINESS RATES PAYABLE (STC)**
- **ON SITE CAR PARKING**
- **FLEXIBLE LEASE TERMS AVAILABLE**

**SUBJECT TO CONTRACT**

## **LOCATION**

Apex Court is located eight miles north of Bristol city centre on 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 Orange, RAC and NHS Direct.

## **DESCRIPTION**

Apex Court is a modern campus office development dating from c1989 and providing a total of 24 self-contained office buildings. Unit 2 comprises a self-contained, modern office building providing open plan accommodation over ground, first and second floors. The second floor is available to rent and provides a modern office environment which benefits from carpet covered flooring, recessed lighting, a fitted kitchen and a video entry intercom system.

## **ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice the premises has an approximate net internal floor area of 937 sq ft (87.05 sq m).

## **CAR PARKING**

3 allocated spaces.

## **TERMS**

The accommodation is available to rent 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**

Quoting £8,000 per annum, exclusive.

## **RATES**

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

Rateable Value: £8,700

Since the property benefits from a Rateable Value of less than £12,000, interested parties may benefit from 100% Small Business Rates Relief subject to the specific conditions of the relief scheme.

## **ENERGY PERFORMANCE CERTIFICATE**

Rating = D (87).

## **VAT**

The building is elected for VAT and 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: Holly Boulton BSc (Hons)  
Tel: 0117 934 9977  
Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk)

ETP Property Consultants  
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0117 317 1724  
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**SUBJECT TO CONTRACT**

**NOVEMBER 2019**

### **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.