



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

OFFICE FOR SALE / (MAY LET)

UNIT 9, ECLIPSE OFFICE PARK, STAPLE HILL, BRISTOL, BS16 5EL



- **SELF CONTAINED OFFICE**
- **1,561 SQ FT (144.6 SQ M)**
- **5 CAR PARKING SPACES**
- **DUE TO BE REFURBISHED THROUGHOUT**
- **FREEHOLD FOR SALE – (OR A LETTING OF THE WHOLE MAY ALSO BE CONSIDERED)**

SUBJECT TO CONTRACT

LOCATION

Eclipse Office Park, is situated fronting onto the High Street, Staple Hill, a small suburb in East Bristol, approximately 4.5 miles from the city centre and approximately 1 mile from the Avon ring-road, which links to Junction 1 of the M32. The office park also benefits from nearby local amenities such as Morrisons supermarket and Staple Hill Shopping Centre.

DESCRIPTION

Eclipse Office Park provides 12 purpose built self-contained office units arranged around an attractive central courtyard area, which forms a purpose built office development constructed during the late 1980's, providing modern open plan office accommodation with a good car parking ratio. The property provides a self contained three storey office building with each floor offering predominantly open plan working space together with WC facilities.

The office is due to be refurbished throughout – further information available upon request.

ACCOMMODATION

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

Ground floor	447 sq ft	(41.5 sq m)
First floor	532 sq ft	(49.4 sq m)
Second floor	582 sq ft	(50.0 sq m)
Total	1,561 sq ft	(144.6 sq m)

CAR PARKING

The property has 5 allocated car parking space.

TENURE

The freehold of the property is available to purchase with vacant possession – price on application.

Alternatively a letting of the whole may also be considered.

An estates charge will also be payable.

BUSINESS RATES

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

Rateable Value:	£13,000
Rates Payable (2019/2020):	£6,396

NB: Car parking is rated separately.

Interested parties are advised to verify this information direct with the VOA, and to also check to see if they would be eligible for a small business rates relief.

ENERGY PERFORMANCE CERTIFICATE

C (66).

VAT

The building is not elected for VAT.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

MARCH 2020

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.