



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

A FREEHOLD SALE MAY BE CONSIDERED

**BUILDING 350 BRISTOL BUSINESS PARK,
COLDHARBOUR LANE, BRISTOL, BS16 1EJ**

A modern, contemporary, open plan office



- **CLEAR SPAN FLOOR PLATE (NO COLUMNS)**
- **19 ON SITE CAR PARKING SPACES**
- **APPROXIMATELY 4,080 SQ FT (379 SQ M)**
- **GROUND FLOOR LET UNTIL NOVEMBER 2021**

SUBJECT TO CONTRACT

LOCATION

Bristol Business Park is now one of the major business parks in the South West with over 250,000 sq ft of accommodation occupied by companies including Babcock, Motability, Boeing, UWE, Thales and QinetiQ. The property is located just 5 miles north of Bristol city centre and just 2 miles of Junction 19 of the M4 motorway. In addition, Bristol Parkway Railway Station lies within a 10 minute drive providing a regular intercity service to London Paddington within 1hr 30 minutes.

DESCRIPTION

The property comprises a self-contained 2-storey office building with the 1st floor currently vacant, having been recently redecorated and re-carpeted throughout, together with the common areas. The 1st floor office is predominantly open plan and benefits from the following:-

- Partitioned meeting room already in situ
- Fitted kitchen / staffroom
- Strong room with 'List X' status
- Raised floors
- Comfort cooling
- New Carpet flooring
- Shower
- Suspended ceilings with LED lighting
- Floor Boxes
- Demised male and female WC's

The ground floor is currently let to Cambria Consulting by way of a lease up until 17th November 2021. This tenant is paying a rent of £34,830 per annum exclusive (which equates to £18.00 per sq ft). The lease is outside of the 1954 Act and tenant contributes a fair proportion the service charge. 9 car parking spaces are allocated to the ground floor tenant.

ACCOMMODATION

In accordance with RICS Measuring Standards, the office has the following approximate net internal floor area:

Ground floor: 1,935 sq ft (179.7 sq m)

First floor: 2,145 sq ft (199.3 sq m)

Total: 4,080 sq m (379 sq m)

CAR PARKING

Ground floor - 9 spaces demised

First floor - 10 allocated car parking spaces.

TENURE

The freehold of the property is available to purchase with a lease in-situ on the ground floor and vacant possession on the 1st floor.

PRICE

Price on application.

BUSINESS RATES

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

Ground floor		First floor	
Rateable Value:	£32,000	Rateable Value:	£35,250
Rates Payable (2020/2021):	£15,968	Rates Payable (2020/2021)	£17,307.75

ENERGY PERFORMANCE CERTIFICATE

Rating = C (57).

VAT

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

LEGAL FEES

Each party is to be responsible for their own legal fees 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

Email: finola@burstoncook.co.uk

Alder King

FAO: Tom Dugay

Tel: 0117 3171000

SUBJECT TO CONTRACT

JULY 2020

Control of Asbestos at Work Regulations 2012

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.

Internal Pictures of First Floor

