

MODERN OFFICE SUITES TO LET

Corum Office Park, Warmley, Bristol, BS30 8FJ



- Modern office suites in an attractive, landscaped environment
- Suites from approx. 1,093–2,002 sq ft (101.54–186.02 sq m)
- Located close to A4174 Avon Ring Road and Bristol to Bath cycle track
- Secure bike storage, passenger lift, showers, and parking ratio of 1:370, and close to local amenities
- BREEAM 'Very Good' and EPC B



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

Corum Office Park is situated off the A4174 Avon Ring Road, and conveniently located mid-way between Bristol and Bath. The A420 is just 400 yards to the north and the A4 is approximately 1.5 miles to the south. The Bristol/Bath Cycleway runs directly past Corum Office Park.

DESCRIPTION

Corum Office Park comprises two office buildings set within a mature attractive landscaped environment. The buildings provide modern accommodation featuring LED lighting, double glazed opening windows, shower facilities, bike storage, fitted kitchenettes and passenger lift.

Corum Office Park benefits from a BREEAM 'Very Good' rating, EPC rating of B, new solar photovoltaic (PV) panels, electric car charging points, and is fully DDA compliant.

ACCOMMODATION

The following suites are currently available (measured in accordance with the RICS Code of Measuring Practice):

Corum 1 - Suite 3	1,093 sq ft	(101.54 sq m)
Corum 1 - Suite 6 & 7	2,002 sq ft	(186.02 sq m)

CAR PARKING / BIKE STORAGE

There are parking spaces offered on an excellent ratio of 1:370.

There is a secure bike shelter to the rear of the property.

TERMS

The offices are available by way of a new lease for a term of years to be agreed. Further terms available on application to the agents.

RENT

£18.50 per sq ft pax.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the suites have the following rates designation:-

	Rateable Value	Rates Payable (2026/27)
Corum 1 - Suite 3	£17,000	£7,344
Corum 1—Suite 6 & 7	£32,500	£14,040

VAT

We understand that VAT is applicable at the prevailing rate.





EPC

The current EPC has a rating of B.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham FRICS/ Luke Dodge MRICS

Tel: 0117 934 9977

Email: Finola@burstoncook.co.uk / Luke@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated December 2025

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

 **BURSTON
COOK**
0117 934 9977