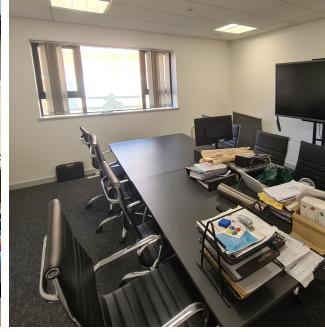
# SELF-CONTAINED OFFICE—FOR SALE

A2 Vantage Office Park, Old Gloucester Road, Hambrook, North Bristol, BS16 1GW





- Investment opportunity with income of over £30,000 per annum
- A modern, self-contained office building
- Approximately 1,973 sq ft (183.34 sq m)
- 7 on site allocated car parking spaces
- Popular business park with good access to the motorway
- Use Class E—suits a wide variety of occupiers





## LOCATION

Vantage Office Park is located just off the Old Gloucester Road (B4427) close to the junction with Winterbourne Road (B4057) in north Bristol and is approximately 1.3 miles from Parkway Railway station.

The property is located approximately 2 miles from Junction 1 of the M32 motorway and 4 miles from the Junction 16 of the M5. There are also a number of bus services running along Winterbourne Road and Stoke Gifford Way.

The property is within a short distance of various local leisure and retail facilities to include Virgin Active, Bradley Stoke Leisure Centre and The Willowbrook Shopping Centre with a Tesco Extra.

## **DESCRIPTION**

The property comprises a modern, self-contained office providing accommodation over two floors and benefitting from the following specification: -

- Suspended ceiling with LED lighting
- Raised floors with floor boxes
- Kitchenettes on both floors
- Air conditioning at ground level
- Disabled WC with shower

#### **ACCOMMODATION**

In accordance with the RICS International Property Measurements Standards (1st Edition May 2015) the property has a useable floor area of 1,973 sq ft (183.34 sq m).

#### **PLANNING**

Use Class E - therefore suitable for a wide range of uses.

#### **PRICE**

Quoting Price: £395,000

## **VAT**

The building is elected for VAT and therefore VAT will be payable.

#### **EPC**

TBC—currently undertaking a new assessment.

## **TENURE**

The property is available for sale by way of the freehold interest with a tenant in situ, occupying the whole building. The salient lease terms are summarised below:

Tenant Cosgrove & Drew Engineering Services Ltd

Lease date 8th December 2022

Term 10 years full repairing and insuring

Initial Rent £34,125 per annum exclusive (£17.00 per sq ft)

Rent Review Upwards only at the end of the fifth year

Break Dates 8th December 2025 & 8th December 2028

Security of Tenure Outside LTA 1954

#### **BUSINESS RATES**

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

Rateable Value: £24,000 Rates Payable (2023/24): £11,760

#### LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

**S**trictly by appointment only through the sole agent:

## **Burston Cook**

FAO: Vicki Grimshaw MRICS

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

## SUBJECT TO CONTRACT

September 2024

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