

SELF-CONTAINED MODERN OFFICE INVESTMENT—FOR SALE

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



- Investment opportunity with income of £34,125 pax
- A modern, self-contained office building
- Approximately 1,973 sq ft (183.34 sq m) NIA
- 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



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.

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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 Code of Measuring Practice, the property has a approximate total net internal floor area of 1,973 sq ft (183.34 sq m).

PLANNING

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

PROPOSAL

Seeking offers in the region of £395,000 exclusive of VAT, reflecting a net initial yield of 8.30% assuming usual purchasers costs. A purchase at this level would reflect a capital value of approximately £200.20 per sq ft exclusive.

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 (www.voa.gov.uk) the property has the following designation:-

Rateable Value:	£27,250
Rates Payable (2026/27):	£11,772

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

July 2026

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