

# MODERN, GROUND FLOOR OFFICE SUITE/S

Units 5 & 6, Cube M4 Business Park, Bristol, BS16 1FX



- Attractive, predominantly open plan office suites
- Approximately 1,285–2,622 sq ft (119.34 – 243.59 sq m).
- Established business park location with excellent network connections being within 2 miles of the M32 which in turn provides access to the M4 and M5.
- Modern specification to include LED lighting and air conditioning.
- On-site car parking.



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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COOK**  
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## LOCATION

Cube M4 Business 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 available accommodation comprises two ground floor office suites within a detached, two storey building.

The suites offer modern office accommodation to include LED lighting, air conditioning, and raised access floors. The suites are due to be refurbished and can be taken separately or combined.

Externally, there is allocated on-site car parking.

## ACCOMMODATION

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

Suite 1:	1,337 sq ft	(124.21 sq m)
Suite 2:	1,285 sq ft	(119.34 sq m)
Total:	2,622 sq ft	(243.59 sq m)

## TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

## RENT

Upon application.

## PLANNING

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

## BUSINESS RATES

The property requires a new, separate assessment. Further information can be provided upon request.

## VAT

We have been advised that the property is elected for VAT.

## EPC

An EPC has been commissioned and will be available for inspection.

## 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

FAO: Vicki Grimshaw BSc (Hons)  
Tel: 0117 934 9977  
Email: Vicki@burstoncook.co.uk

## SUBJECT TO CONTRACT

Updated February 2023.

### 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 anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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