

# Eden Office Park

PARADIGM HOUSE, (70, 72, 74) MACRAE  
ROAD, HAM GREEN, BRISTOL, BS20 0DD

**FOR SALE/MAY LET**

- Total approximate NIA - 6,110 sq ft (567.6 sq m)
- Excellent onsite parking
- Modern office units providing accommodation over ground and first floors
- Attractive business park location
- Junction 19 of the M5 is just 3 miles to the west

## Unit One

1,932 sq ft | 179.48 sq m

## Unit Two

1,841 sq ft | 171.03 sq m

## Unit Three

2,337 sq ft | 217.11 sq m

# Location

Eden Office Park is a well established business park situated in Ham Green, Bristol. The park benefits from excellent accessibility, located just off the A369 via Pill Road and Macrae Road, passing St Katherine's School and Lodway Cricket Club. It offers convenient motorway connections via Martcombe Road to Junction 19 of the M5, only 3 miles west, and 4 miles east to Clifton and Bristol City Centre along the A369. Local transport options include nearby bus stops and several cycle routes.



**Bristol Airport**  
10.3 miles

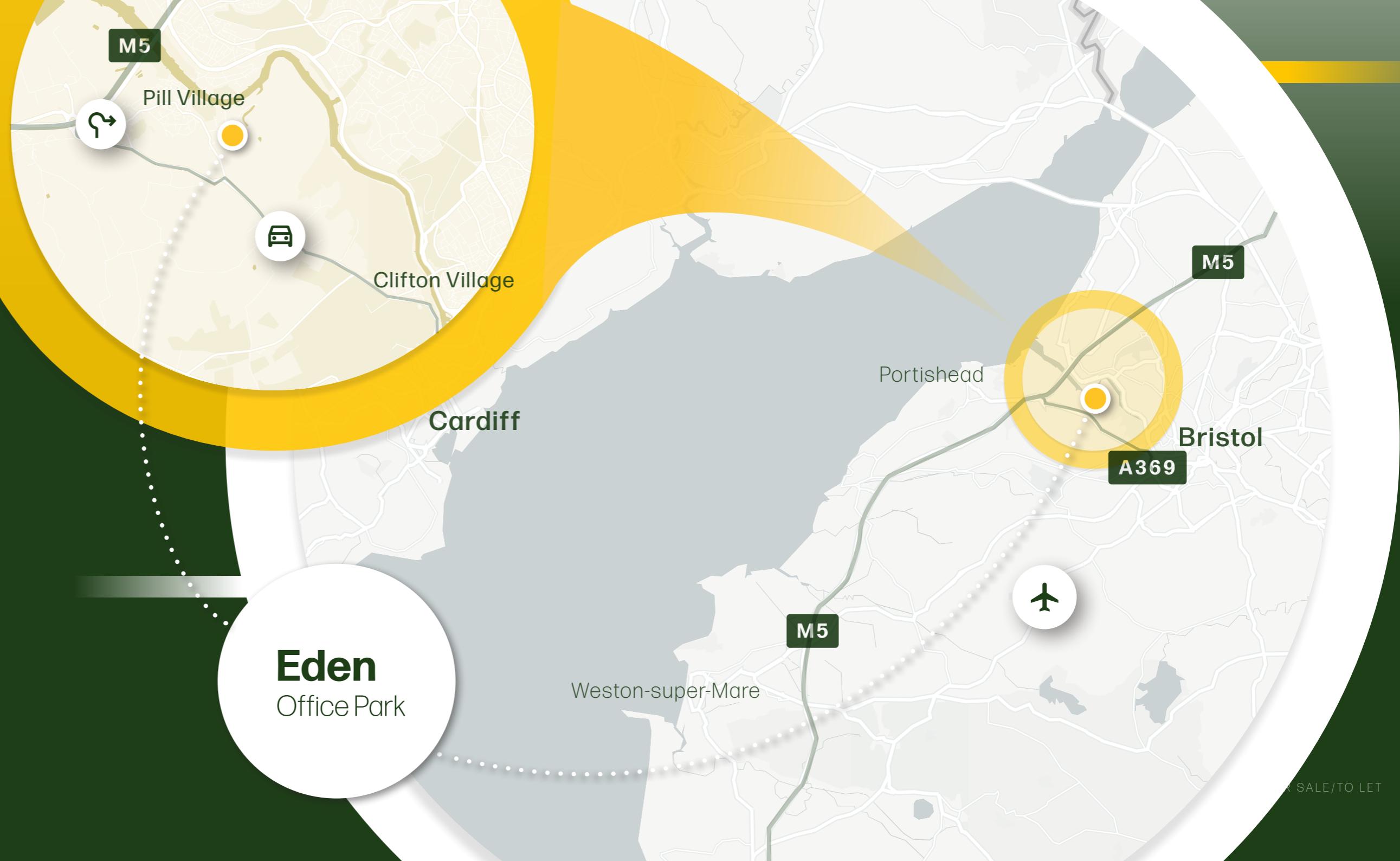


**A379**  
1.6 miles



**Junction 19 of the M5**  
3.1 miles

Positioned close to Pill and Easton-in-Gordano, Eden Office Park combines strong transport links with local amenities for staff, including pubs, newsagents, and estate sandwich delivery services. Further amenities are easily accessible in Portishead and Clifton, offering supermarkets, retail outlets, gyms, hotels, and a variety of dining options.



# Description

The property comprises a modern, detached office building providing accommodation over ground and first floors, located on an attractive and well landscaped business park. At present, the property comprises 6,083 sq ft in total, however, could be split back into 3 self contained buildings providing accommodation over ground and first floors.

-  **Double glazed windows**
-  **Raised floors**
-  **WC's and shower**
-  **LED lighting**

-  **Carpet flooring**
-  **Suspended ceilings**
-  **Heating/Cooling**
-  **Kitchenettes**



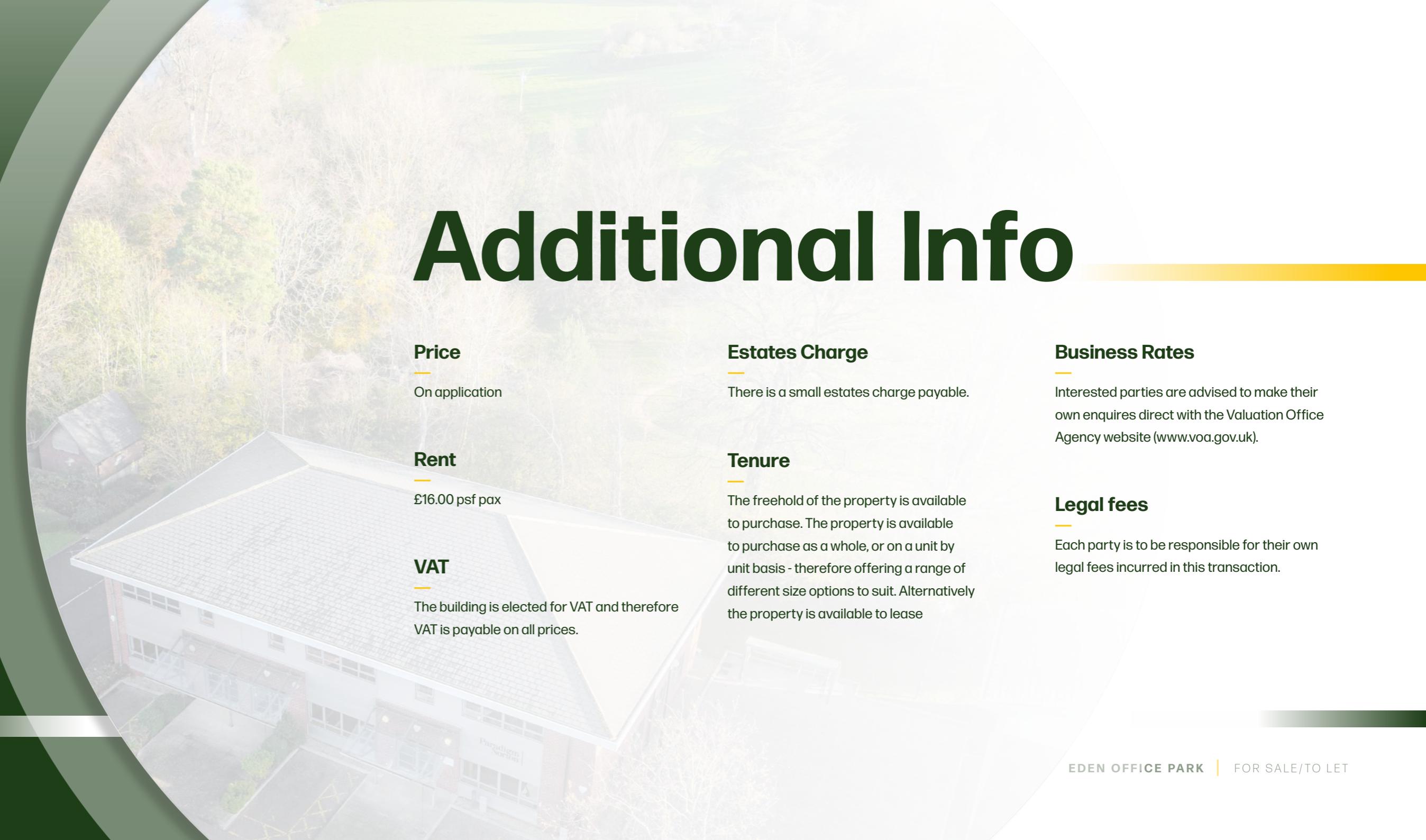
# Accommodation

In accordance with the RICS Code of Measuring Practice (6th edition), the property has the following approximate net internal floor areas:

<b>Unit One</b>	1,932 sq ft	179.48 sq m
<b>Unit Two</b>	1,841 sq ft	171.03 sq m
<b>Unit Three</b>	2,337 sq ft	217.11 sq m
<b>Total</b>	<b>6,110 sq ft</b>	<b>567.63 sq m</b>

## Car Parking

There are 32 spaces in total (including 1 disabled bay per unit). Parking ratio of 1:210.



# Additional Info

## Price

On application

## Estates Charge

There is a small estates charge payable.

## Rent

£16.00 psf pax

## Tenure

The freehold of the property is available to purchase. The property is available to purchase as a whole, or on a unit by unit basis - therefore offering a range of different size options to suit. Alternatively the property is available to lease

## VAT

The building is elected for VAT and therefore VAT is payable on all prices.

## Business Rates

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)).

## 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 Finola Ingham FRICS

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### Disclaimer

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