

# INVESTMENT OPPORTUNITY / SELF CONTAINED OFFICE—FOR SALE

79 Eden Office Park, Macrae Road, Ham Green, Bristol, BS20 0DD



- Approximately 2,402 sq ft (223.16 sq m) NIA
- Fully let with an income of £35,940 pax.
- Excellent access with Junction 19 of the M5 Motorway approximately 2 miles, and Bristol city centre located 20 mins by car
- Rare opportunity to acquire the freehold interest of this modern two storey office building, set within an attractive business park
- Quoting Price £460,000 exclusive of VAT



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**  
0117 934 9977

## LOCATION

Eden Office Park is located in the village of Ham Green, and was developed in 2003 to provide a tranquil working environment on the outskirts of Bristol city centre, benefitting mature landscaping and open countryside on the doorstep.

The A369 is within half a mile away which provides access to J19 of the M5 motorway, which in turn provides access to the wider motorway network via the M4/M5 interchange. Clifton is located within 10 minutes via the Suspension Bridge, and Bristol city centre within 20 minutes. There are a range of bus routes servicing the area from Bristol.

## DESCRIPTION

The property comprises a modern office building with accommodation over ground and first floors.

The specification includes carpeting, suspended ceiling and recessed office style lighting, air conditioning on the first floor, kitchenette facilities on both ground and first floor, WCs and a shower.

## CAR PARKING

The property benefits from 12 car parking spaces.

## ACCOMMODATION

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

Ground Floor : 1,194 sq ft (110.93 sq m)  
First Floor: 1,208 sq ft (112.23 sq m)  
**Total: 2,402 sq ft (223.16 sq m)**

## TENURE

The property is available for sale by way of the freehold interest.

## PROPOSAL

Seeking offers in the region of £460,000 plus VAT, reflecting a net initial yield of 7.48% assuming usual purchasers costs. A purchase at this level would reflect a capital value of £191.51 per sq ft.

## EPC

The property has an EPC rating of C(58).

## TENANCY SCHEDULE

Description	Tenant	Passing Rent £pax	Repairs	Start Date	Expiry	Break Dates	Rent Reviews	LTA 1954 Act
Ground Floor	Morrison Facilities Services Ltd	£17,820	Effective FRI	19/12/24	18/12/29	19/10/28	19/12/27	Outside
First Floor	GE Consulting Services (UK) Limited	£18,120	Effective FRI	14/04/25	13/04/30	14/04/28	14/04/28	Outside
<b>Total</b>		<b>£35,940 pax</b>						

## VAT

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

## 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: Luke Dodge MRICS

Tel: 0117 934 9977

Email: luke@burstoncook.co.uk

## SUBJECT TO CONTRACT

Updated January 2026

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