

# CHARACTERFUL OFFICE SUITE TO LET—F1 THE FORGE

The Old Brewery, Lodway, Pill, Bristol, BS20 0DH



- A popular office development set within a unique and characterful environment
- Office refurbished to a high standard to provide a new meeting room, kitchenette, WC facilities, LED lighting and new carpet and laminate flooring
- Office available from approximately 1,243 sq ft (115.38 sq m)
- Excellent access with Junction 19 of the M5 approximately 1.5 miles
- On-site car parking and gym.



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## LOCATION

The Old Brewery Business Park is situated in Pill, a charming village nestled alongside the River Avon and conveniently located approximately 5 miles from Bristol city centre, and 1.5 miles from the A369 and Junction 19 of the M5 Motorway which provides direct access to the national motorway network.

There are regular bus services between Pill and Bristol, in addition to the cycle path. The village provides a good range of local amenities to include a Co-op, Post Office, hair salon, takeaway restaurant and various local pubs.

## DESCRIPTION

The Old Brewery Business Park comprises a former brewery which has been sympathetically converted to provide high quality offices whilst retaining the historic features.

F1 The Forge comprises a self contained two storey office recently refurbished to a high standard to provide a new meeting room, kitchenette and WC facilities. The suite also benefits from LED lighting and new carpet and decoration throughout.

The site further benefits from communal WCs and showers, outdoor seating area and an on-site gym.

## CAR PARKING

Ample car parking available by way of negotiation.

## ACCOMMODATION

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

F1 The Forge: 1,243 sq ft (115.38 sq m).

## RENT

POA.

## TENURE

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

## VAT

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

## EPC

An EPC has been commissioned and will be available upon request.







### PLANNING

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

### BUSINESS RATES

Rateable value: £16,000

Rates payable: £7,984

### 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

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### SUBJECT TO CONTRACT

Updated May 2025.

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