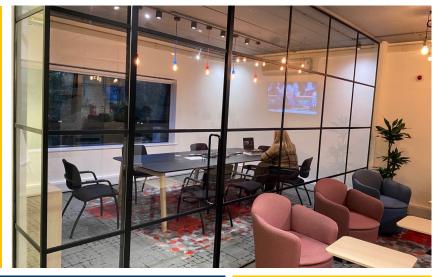# SELF CONTAINED OFFICE—FOR SALE

6 The Sanctuary, Eden Office Park, Ham Green, Bristol, BS20 0DD

- Attractive, self contained office for sale

- Fitted to a high standard

- Approx NIA of 2,201 sq ft (204.55 sq m)

- 10 allocated car parking spaces plus visitor parking

- Gated community with passenger lift and shower

- Freehold for sale with vacant possession

BURSTON COOK

0117 934 9977

LOCATION

The Sanctuary is located within Eden Office Park in the village of Ham Green, Pill. It is accessed from the A369 at Haberfield Hill or via Easton in Gordano at St George's Hill. Junction 19 of the M5 motorway is 2 miles to the west and Portishead is also within a short driving distance. In addition, located just 2 miles to the east is Clifton Suspension Bridge, granting easy access to Clifton and Bristol City Centre.

Eden Office Park is an attractively landscaped, purpose built business park with open countryside on its doorstep. It was constructed in 2001 and has since become an established and desirable out of town office location within close proximity to the M5 motorway. Local shops and amenities are provided in the village of Pill, including The Cooperative and Mezze at The Anchor Inn, all just a short walk from the business park. In addition, two local sandwich delivery companies are very active on the park and are enjoyed by many occupiers

DESCRIPTION

The property comprises a self-contained office building providing two floors of open plan space and forming part of a small and secure courtyard scheme arranged over ground and first floors. The scheme benefits from an entry phone system to gain access into the gated courtyard, DDA compliant passenger lift to the first floor, WC facilities on both floors and shower facility. Internally, the ground floor has been refurbished to provide very contemporary space with high quality finishes to include a fitted meeting room and kitchenette. The first floor accommodation offers an appealing double height space which opens into the eaves with WC facilities.

ACCOMMODATION

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

Ground Floor:	1,110 sq ft	103.16 sq m
First Floor:	1,091 sq ft	101.39 sq m
Total:	**2,201 sq ft**	**204.55 sq m**

CAR PARKING

There are 10 numbered car parking spaces allocated to the building, located in the car park at the entrance to The Sanctuary providing a good ratio of 1:220 sq ft.

There are also a few visitor car parking spaces.

TENURE

The freehold is available to purchase with vacant possession.
A small service charge is payable towards the upkeep of the estate / common areas.

PRICE

£185 psf.

EPC
Rating—B (30)

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

BUSINESS RATES
In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation:-

Rateable Value: £29,250
Rates Payable (2024/2025):   £14,595.75

Interested parties are advised to verify this information direct with the VOA.

VAT
The property is not 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:

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SUBJECT TO CONTRACT

January 2025

BURSTON COOK
0117 934 9977