



📍 SELF
CONTAINED
OFFICE FOR
SALE ON
POPULAR PARK

🏠 SIZE (NIA)
2,201 sq ft
204.5 sq m

🚗 CAR PARKING
10 ALLOCATED
CAR PARKING
SPACES

£ QUOTING PRICE
£185 PSF

FOR SALE
VACANT POSSESSION





THE OPPORTUNITY

A fantastic opportunity to acquire an attractive, self contained office.

- Gated community with passenger lift and shower.
- Approximate NIA of 2,210 sq ft (204.55 sq m).
- 10 car parking spaces as well as visitor parking.
- Fitted to a high standard.

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.

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 is also free on-street car parking.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	1,110	103.16
FIRST FLOOR	1,091	101.39
TOTAL (NIA)	2,201	204.55

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 per sq ft.

PLANNING

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

EPC

The property has an [Energy Performance](#) Rating of B (30).

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website (www.voa.gov.uk) the property has the following assessment:-

Rateable Value:	£29,250
Rates Payable (2026):	£12,636
Rateable Value (car parking):	£4,250

NB: All parties are advised to make their own enquiries to verify this information.

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.





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.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

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SUBJECT TO CONTRACT
UPDATED MAY 2026



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