

# SMALL OFFICE SUITE TO BE REFURBISHED—TO LET

B5 Office, The Old Brewery, Lodway, Pill, Bristol, BS20 0DH



- A popular office development set within a unique and characterful environment
- Office available from approximately 250 sq ft (23.23 sq m)
- Office to be refurbished to provide new kitchenette, LED lighting, carpet flooring and to be decorated throughout
- Excellent access with Junction 19 of the M5 approximately 1.5 miles
- On site car parking and gym

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**  
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## LOCATION

The Old Brewery Business Park is situated in Pill, a charming village located adjacent to the River Avon, with both the A369 and Junction 19 of the M5 Motorway within approximately 1.5 miles providing excellent access. Bristol City centre is approximately 7 miles to the south east.

There are regular bus services between Pill and Bristol, in addition to the cycle path. The village includes 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 converted to provide high quality offices whilst retaining the historic features. The office benefits from Cat II lighting, central heating, carpet and vinyl flooring, double glazed windows, kitchenette, communal male, female and shower facilities and an on site gym.

The office will be refurbished to a high standard to provide a new kitchenette, LED lighting, carpet flooring and to be redecorated throughout.

## CAR PARKING

Ample car parking available by way of negotiation.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 250 sq ft (23.23 sq m).

## TENURE

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

## RENT

£99 per week exclusive of VAT.

## VAT

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

## PLANNING

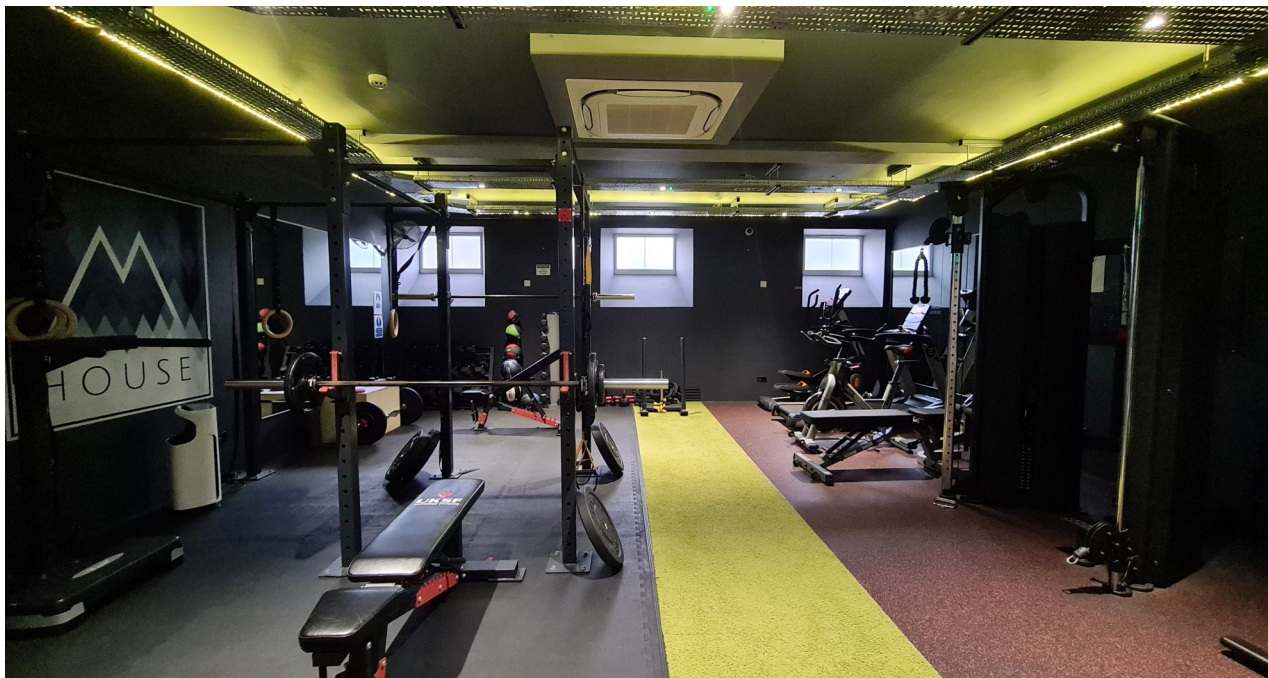
Use Class E - therefore suitable for a wide range of uses.

## EPC

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







### **BUSINESS RATES**

The property requires a new, separate assessment. Further information can be provided upon request.

Small Business Rates Relief where applicable may be available and interested parties should enquire to the Local Authority to confirm.

### **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

**Tel:** 0117 934 9977

**Email:** luke@burstoncook.co.uk

### **SUBJECT TO CONTRACT**

January 2025

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