

# MODERN OFFICE LOCATED ON POPULAR BUSINESS PARK—TO LET

Unit H2, Harlequin Office Park, Fieldfair, Emersons Green, Bristol, BS16 7FN



- Refurbished to a contemporary and high standard with an opportunity to inherit a high quality fit out
- Floors are available from 3,068 sq ft—5,555 sq ft—8,623 sq ft
- Alternatively the lease of the whole building is available comprising 11,043 sq ft (1,026 sq m)
- Onsite car parking with EV charging points



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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## LOCATION

Situated on a highly prominent position on the A417 adjacent to the M4 motorway, Harlequin Office Park is strategically placed providing excellent access to the motorway and rail network. The park is approximately 2 miles from Junction 1 of the M32 and 5 miles from the M4/M5 interchange. There is also easy access to Bristol Parkway railway station and MOD Abbeywood.

Harlequin Office Park is now an established office location with the nearby district centre offering a range of shops, supermarket and a bank. There are a number of hotels and restaurants in the vicinity to include Costa Coffee, Greggs and McDonalds. The nearby Bristol & Bath Science Park provides meeting rooms, conference space and an onsite café.

## DESCRIPTION

The property comprises a most impressive and substantial HQ office, located in a prominent position on the business park with the space being available over ground and first floors.

The ground floor is arranged as a welcoming reception area with WC and shower facilities together with passenger lift. Part of the ground floor is currently sublet with the remainder of the ground floor offering open plan space fitted out to a high specification with fitted meeting rooms and kitchenette.

The first floor also provides light and airy open plan space with high quality kitchen / staff room, break out areas and meeting rooms with additional WC facilities.

## ACCOMMODATION

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

Part ground floor:	3,068 sq ft	(285 sq m)	
Part ground floor:	2,422 sq ft	(230 sq m)	(CURRENTLY SUBLET)
First floor:	5,555 sq ft	(516 sq m)	
<b>Total:</b>	<b>11,045 sq ft</b>	<b>(1,026 sq m)</b>	

The building can be leased as a whole, or alternatively suites are available of 3,068 sq ft–5,555 sq ft–8,623 sq ft.

## CAR PARKING

There are 32 allocated car parking spaces including 4 electric charging points. In addition to the above, 10 car parking spaces are allocated to the office which is currently sublet.

## VAT

The property is elected for VAT.

## TENURE

The whole building is available to lease by way of an assignment for a term up until the 24th December 2030. The passing rent is £214,656 pax with the lease being inside the Landlord and Tenant Act 1954.

Part of the ground floor is currently sublet and this sub lease is due to expire on 11th July 2026. The sub lease is outside of the 1954 Act.

Alternatively a sublease is available for the part ground (3,068 sq ft) and first floor office (5,555 sq ft), or both floors together (8,623 sq ft).

## BUSINESS RATES

In accordance with the Valuation Office Agency website, ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designations:

<i>Ground floor (part):</i>		<i>Ground floor (part) &amp; First Floor:</i>	
Ratable Value:	£39,000	Ratable Value:	£142,000
Rates Payable (2025/2026):	£19,461	Rates Payable (2025/2026):	£77,532

NB: Interested parties are advised to verify this information direct with the VOA website and car parking is rated separately.





## PLANNING

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

## EPC

The property has an energy performance rating of B (42).

## 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: Finola Ingham FRICS

Tel: 0117 934 9977

Email: [Finola@burstoncook.co.uk](mailto:Finola@burstoncook.co.uk)

## SUBJECT TO CONTRACT

March 2025



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