UNIT H2, HARLEQUIN OFFICE PARK, EMERSONS GREEN, BRISTOL, BS16 7FN

BURSTON COOK
0117 934 9977



TO LET

- MODERN OFFICE TO LET ON A HIGH QUALITY BUSINESS PARK
- SIZE (NIA)
  3,068 - sq ft
  11,0445 sq m
- CAR PARKING
  Up to 44 onsite car parking spaces

THE OPPORTUNITY

- Modern office on popular business park available to let
- Potential to inherit existing high quality fit out
- Floors from approx 3,068 - 5,555 - 8,623 - 11,043 sq ft
- Good car parking and EV charging spaces.

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

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	CAR PARKING
PART GROUND FLOOR	3,068	285	12
PART GROUND FLOOR	2,422	230 (Currently sublet)	10
FIRST FLOOR	5,555	516	22
TOTAL	**11,045**	**1,026**	**44**

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).

RENT

On application.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation as of April 2026:

Part Ground & First Floor
Rateable Value: £142,000
Rates Payable: £68,160

Interested parties are advised to make their own enquires to verify this information.

PLANNING
We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

VAT
The property is elected for VAT.

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.

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 sole agent:

BURSTON COOK

SUBJECT TO CONTRACT - UPDATED NOVEMBER 2026



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