

OFFICE TO LET (MAY SELL)

Henleaze House, 11-13 Harbury Road, Henleaze, Bristol, BS9 4PN



- A self contained building, currently in use as office accommodation with on site car parking
- Use Class E—therefore suitable for a wide range of different uses to include office, medical, leisure etc.
- From approximately 2,104 - 4,546 sq ft (196 - 422.5 sq m)
- Available by way of a new lease, on flexible terms
- Bristol city centre is located c 3 miles away via the Gloucester Road



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**
0117 934 9977

LOCATION

Henleaze House is ideally situated in the quiet urban surroundings close to Westbury on Trym, North West Bristol, conveniently located an equal distance from the city centre and the M4/M5 motorway network and Bristol Parkway rail station.

DESCRIPTION

The property comprises a purpose building commercial building which is currently in use as good quality office accommodation, providing space at ground and first floor level and is accessed via a central entrance hallway. The office space has been subdivided to create a number of different sizes office rooms, but could readily be returned to an open plan layout. Subject to an occupier's needs, a cosmetic refurbishment could be undertaken by the landlord to include new carpets, decorations and upgraded LED lighting.

ACCOMMODATION

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

Ground Floor:	2,442 Sq Ft	(227 Sq M)
First Floor:	2,104 Sq Ft	(196 Sq M)
Total:	4,546 Sq Ft	(422.5 Sq M)

The building is available to rent as a whole, or on a floor by floor basis.

CAR PARKING

There is a generous size car park to the rear with parking for approximately 12 cars, together with ample free car parking on the nearby streets.

TENURE

The property is available to lease by way of a new full repairing and insuring lease for a term of years to be agreed.

Consideration may be given to a sale of the freehold—further details available upon request.

RENT / PRICE

Upon application.

PLANNING

Use Class E – therefore suitable for a wide range of uses to include office, medical, day nursery, leisure etc.

BUSINESS RATES

Interested parties are advised to make their own enquiries via the Valuation Office Agency website (www.gov.uk) to check the business rates that would be payable.

VAT

The property is elected for VAT and therefore VAT is payable on all prices.

EPC

The property has an Energy Performance Rating of D (84).

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

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Tel: 0117 934 9977

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SUBJECT TO CONTRACT

March 2025

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