

# AN ATTRACTIVE, OPEN PLAN OFFICE—TO LET (MAY SELL)

First floor, Units 1 & 2 The Sanctuary, Eden Office Park, Ham Green, Bristol, BS20 0DD



- Available to rent, by way of a new lease, on flexible terms
- Open plan space with fitted kitchen, WC facilities, passenger lift and shower
- 9 allocated car parking spaces and on street car parking
- Approximate net internal area of 1,796 sq ft (167 sq m)
- Potential to acquire the unit below, by separate negotiation, totalling approx. 1,804 sq ft (167.6 sq m)



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

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 and with open countryside on its doorstep is a 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 local sandwich delivery companies are very active on the park and are enjoyed by many occupiers.

## DESCRIPTION

The property is located on the first floor and provides self contained office accommodation with an attractive vaulted ceiling, feature beams and stained glass windows and is fitted with dark grey carpet flooring, suspended lighting, floor boxes, kitchenette and 2 WC's. The property is accessed via a central external staircase, or via a passenger lift. There is also a shared shower facility.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, (Sixth Edition) the property has an approximate net internal floor area of 1,796 sq ft (167 sq m).

NB: The ground floor unit of 1,804 sq ft with 9 car parking spaces is also potentially available to purchase / lease which would provide a total net internal area of approx. 3,600 sq ft (334 sq m). The units historically were interconnected via a spiral staircase so there is potential to reinstate this connection (STP).

## CAR PARKING

There are 9 allocated on site car parking spaces.

## TENURE

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

*Alternatively, the long 999 year lease may be available to purchase – further information available upon request.*

## RENT

£16.00 psf pax.

## PLANNING

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

## BUSINESS RATES

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

Rateable Value:	£26,750
Rates Payable (as of 1st April 2026):	£11,556
Rateable Value (car parking):	£2,950

NB: 7 car parking spaces are rated separately with a Rateable Value of £2,500 pax.

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

## VAT

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

## EPC

B (29)

## 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

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## SUBJECT TO CONTRACT

April 2025

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