

# HIGH SPECIFICATION OFFICE WITH PARKING - FOR SALE (OR TO LET)

Unit 3, Vantage Court Office Park, Old Gloucester Road, Winterbourne, Bristol, BS16 1FX



- A two storey semi detached modern office building approximately 3,068 Sq Ft (285 sq m) NIA
- High Specification accommodation on a well landscaped popular office park
- Office benefits from kitchenettes, glazed meeting rooms, LED lighting, comfort cooling and bike storage
- Allocated 11 car parking spaces
- Excellent access with J1 of the M32 within 2 miles, 4 miles of J16 of the M5 and 1.3 miles of Parkway Railway Station

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

Cube M4 Business Park is located just off the Old Gloucester Road (B4427) close to the junction with Winterbourne Road (B4057) in north Bristol. The site is approximately 2 miles from Junction 1 of the M32 motorway and 4 miles from Junction 16 of the M5.

Parkway Railway Station is conveniently situated within approximately 1.3 miles, and there are a number of bus services running along Winterbourne Road and Stoke Gifford Way.

There are a range of local facilities within a short distance, to include Winter Stream Farmhouse Inn, Virgin Active Health Club, and Bradley Stoke Leisure Centre. The Willowbrook Shopping Centre is also a short drive away where there is a Tesco Extra, Anytime Fitness, Boots and a variety of cafes and eateries.

## DESCRIPTION

Cube M4 Business Park is a contemporary, high quality office development constructed in 2007 featuring eight self-contained buildings.

Unit 4 comprise a semi detached office building historically occupied as one self-contained building with unit 3, but which can be split to provide two separate offices with impressive communal entrance and stairwell.

The specification includes suspended ceiling with recessed LED lighting, air conditioning, integrated top-mounted electric security shutters on the ground floor windows, raised access floors with floor boxes, a mix of wood-effect LVT flooring and carpeting, large kitchen and break-out spaces on each floor, and WC and shower facilities.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 3,068 sq ft (285 sq m).

**N.B. The property can be combined with unit 3 for a total of 6,136 sq ft (570 sq m).**

## TENURE

The property is available for sale by way of the freehold interest or to rent on new full repairing and insuring lease terms.

## QUOTING PRICE

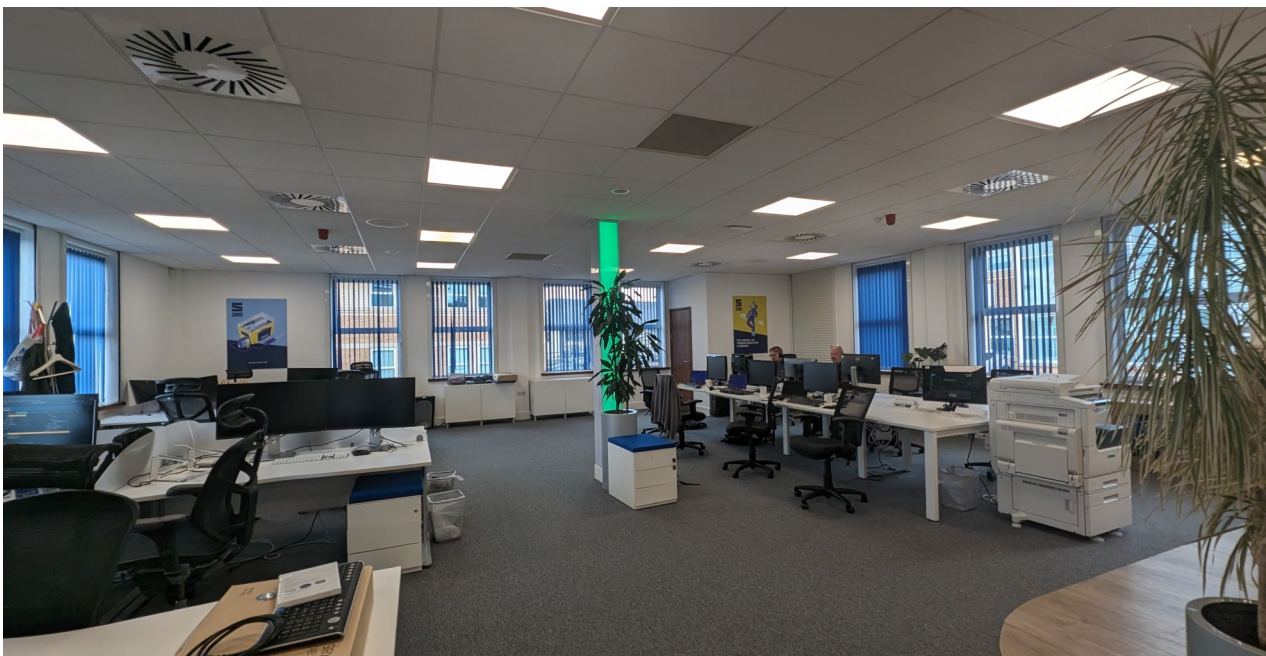
£595,000 exclusive of VAT

## PLANNING

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







### QUOTING RENT

£17 per sq ft per annum, exclusive of VAT.

### PLANNING

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### BUSINESS RATES

The property requires a new separate assessment.

### EPC

The property has an energy performance rating of B(45).

### VAT

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

### VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

**Burston Cook**

**FAO:** Luke Dodge MRICS

**Tel:** 0117 934 9977

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

### SUBJECT TO CONTRACT

JUNE 2025.

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