

FIRST FLOOR OFFICE ON MODERN BUSINESS PARK –TO LET

A1 Vantage Office Park, Old Gloucester Road, Hambrook, North Bristol, BS16 1GW



- Approximately 1,018 sq ft (94.62 sq m) NIA
- The property is to be refurbished to a high standard
- Excellent accessibility with the property approximately 2 miles from Junction 1 of the M32 and 3 miles from Junction 19 of the M4
- The property is allocated 4 car parking spaces
- Suitable for a wide range of commercial uses (STP)



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

Vantage Office Park is located just off the Old Gloucester Road (B4427) close to the junction with Winterbourne Road (B4057) in north Bristol and is approximately 1.3 miles from Parkway Railway station.

The property is located approximately 2 miles from Junction 1 of the M32 motorway and 3 miles from the Junction 19 of the M4. There are also a number of bus services running along Winterbourne Road and Stoke Gifford Way.

The property is within a short distance of various local leisure and retail facilities to include Virgin Active, Bradley Stoke Leisure Centre and The Willowbrook Shopping Centre with a Tesco Extra.

DESCRIPTION

The property comprises a first floor office benefitting from a kitchenette, disabled and unisex W.C facilities, shower facilities, suspended ceilings with Cat II lighting, aluminium double glazed windows, raised floor with floor boxes and gas central heating. The property is also allocated 4 car parking spaces.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,018 sq ft sq ft (94.62 sq m).

TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed. There is a small estates charge payable.

RENT

£17 per sq ft per annum exclusive.

PLANNING

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

BUSINESS RATES

The property needs to be separately reassessed.

From the 1st April 2017, if the property has a rateable value of less than £12,000, then the tenant could be eligible for up to 100% business rates relief and interested parties are advised to make their own enquiries direct with the Valuation Office Agency website to see if they would be eligible for either 100% relief, or a small business rates relief and to verify this information.



EPC

The property has an energy performance rating of B.

VAT

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

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: Luke Dodge MRICS

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SUBJECT TO CONTRACT

July 2025

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