

SELF CONTAINED OFFICE TO BE REFUBISHED—FOR SALE / TO LET

3 Willcock House, Southway Drive, Warmley, BS30 5LW



- A two storey self contained office premises approximately 948–2,120 sq ft (88.05–196.95 sq m) NIA
- The property benefits being adjacent to the South Gloucestershire countryside and the A4175 Bath Road
- Located close to A4174 Avon Ring Road and Bristol and Bath cycle track
- Allocated 10 car parking spaces
- Use Class E— Therefore suitable for a wide range of different uses to include office, medical, clinic, gym, financial and professional services.



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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0117 934 9977

LOCATION

3 Willcock House is located on Southway Drive with access available directly off the A4175 Bath Road and is conveniently located mid-way between Bristol and Bath. The A4174 ring road is approximately 1.5 miles to the west and the A420 is approximately 0.5 miles to the north. The Bristol/Bath Cycleway runs directly past Willcock House.

DESCRIPTION

The property comprises a two storey self contained, semi detached office benefitting from a reception area, a boardroom, a mix of cellular and open plan office accommodation, male and female W.C facilities and a kitchenette. The specification includes suspended ceilings with recessed CAT II lighting, carpet tiled flooring, gas central heating, dado perimeter trunking, comfort cooling and aluminium doubled glazed windows. The property is to be refurbished and is allocated 10 car parking spaces.

ACCOMMODATION

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

Ground Floor: 948 sq ft (88.05 sq m)
First Floor: 1,172 sq ft (108.90 sq m)
Total: 2,120 sq ft (196.95 sq m)

TENURE

The property is available for sale by way of the long leasehold interest being 999 years at a peppercorn rent dated 25th May 2004. Alternatively, the property is available by way of a new full repairing and insuring lease for a term of years to be agreed. There is a small estates service charge payable.

QUOTING PRICE

£425,000 exclusive of VAT

QUOTING RENT

£16 per sq ft per annum, exclusive of VAT.

PLANNING

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

BUSINESS RATES

Ground Floor		First Floor	
Rateable Value:	£8,400	Rateable Value:	£11,000
Rates Payable (2025/2026):	£4,191.60	Rates Payable (2025/2026):	£5,489



EPC

The property has an EPC rating of D (98).

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
Tel: 0117 934 9977
Email: luke@burstoncook.co.uk

SUBJECT TO CONTRACT

July 2025

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