HIGH QUALITY OFFICES ON POPULAR BUSINESS PARK—TO LET

Newlands Farm, Newlands Lane, Emersons Green, BS16 7PT





- Approximately 2,685 sq ft (249.41 sq m) NIA
- A former farmhouse converted into high specification offices, suitable as a HQ office on a popular business park
- Located on a large plot of land, on well landscaped grounds
- The property is located adjacent to the Bristol & Bath Science Park and the Bristol Ring Road (A4174)
- Access excellent with J1 of the M32 approximately 3 miles and J19 of the M4 approximately 4 miles. Bus links at the adjacent Science Park, run every 20 mins to Bristol city centre



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
Newlands Farm is located adjacent to the Bristol & Bath Science Park, with occupiers including many research and product development companies including NCC and IAAPS Ltd. The property is only approximately 0.5 miles from Emersons Green Retail Park, which comprises a Sainsbury's supermarket, Lidl, Boots and a selection of cafes.

Access is excellent, with the property being adjacent to the Bristol Ring Road (A4174) and J1 of the M32 approximately 3 miles and J19 of the M4 approximately 4 miles. Bus links to Bristol city centre also run every 20 mins from the Science Park.

DESCRIPTION
The property comprises a two storey Grade II listed building, with the earliest phase of Newlands Farm believed to be built in the 17th century which consists of an L-shaped building with a three gabled frontage and a threshing barn. The building has undergone numerous phases of additional extensions from its original construction and has in recent years been refurbished to provide high specification offices.

The property has been constructed with brick elevations underneath a pitched truss roof with roof tiles and internally benefits from predominately cellular office accommodation, a reception area, a boardroom, meeting rooms, kitchenette, shower and unisex & disabled W.C facilities.

The specification in the office comprises solid concrete floors with carpet tile and laminate flooring, LED lighting (providing dimmed lighting control), gas fired central heating, timber framed and Velux roof windows, and dado perimeter trunking.

Externally the property also benefits from bike racks installed.

ACCOMMODATION
In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,685 sq ft (249.41 sq m).

CAR PARKING
The property provides ample car parking with approximately 20 car parking spaces if double parked and scope for additional parking to the side and rear of the property.

TENURE
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 charge payable.

QUOTED RENT
£16.50 per sq ft, per annum exclusive.

PLANNING
Use Class E – therefore suitable for a wide range of uses to include office, medical, clinic, financial & professional services.









BUSINESS RATES
In accordance with the Valuation Office Agency website (www.voa.gov.uk) the property has the following designation:

Rateable Value:	£52,000
Rates Payable: (2026/2027):	£22,464

EPC
A new EPC needs to be commissioned and will be available upon request.

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
Updated October 2026

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING
Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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