

SELF CONTAINED OFFICE FOR SALE (OR TO LET)

Unit 6 Thornbury Office Park, Midland Way, Thornbury, Bristol, BS35 2BS



- Open plan office accommodation, approximately 1,374 sq ft (127.65 sq m) NIA
- Excellent opportunity for a local owner occupier or developer
- Use Class E—therefore suitable for a wide range of uses to include office, medical, clinic, financial & professional services
- Suitable for residential conversion (STP)
- Access good—with J14 M5 approximately a 10 min drive and the M5/M4 interchange approximately a 15 min drive



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**
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LOCATION

Unit 6 Thornbury Office Park is located on Midland Way just off Thornbury high street, with local amenities and independent shops within close proximity. The property is located opposite a Tesco Superstore and other adjacent occupiers include Sovereign Independent Financial Advisers, Optima Systems Consultancy Limited and Burton Sweet. J14 of the M5 is approximately a 10 min drive and the M5/M4 interchange is approximately a 15 min drive.

DESCRIPTION

The Property comprises a two storey conventional office constructed with brick elevations underneath a pitched tiled roof. Internally the property benefits from predominately open plan office accommodation, with demountable partitioning to provide some cellar office accommodation, a kitchenette and male, female and disabled W.C facilities.

The specification of the office includes suspended ceilings with recessed Cat II lighting, gas fired central heating, carpet tiled flooring, perimeter trunking and timber framed double glazed windows.

CAR PARKING

The property is allocated a total of 5 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:	703 Sq Ft (65.29 sq m)
First Floor:	671 Sq Ft (62.37 sq m)
Total:	1,374 sq ft (127.65 sq m)

TENURE

The property is available by way of the freehold interest. Alternatively, the property 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.

QUOTING PRICE

£210,000 exclusive of VAT

QUOTING RENT

£17,800 per annum exclusive of VAT

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designations:

Unit 6 Thornbury Office Park

Rateable Value:	£13,500
Rates Payable (2025/2026):	£6,736.50

5 car parking spaces

Rateable Value:	£1,800
Rates Payable (2025/2026):	£898.20

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

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

EPC

The property has an Energy Performance rating D(84)

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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Email:	Luke@burstoncook.co.uk

SUBJECT TO CONTRACT

October 2025

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