

- Office approximately 777—1,544 sq ft (72.18—144.36 sq m) NIA
- The property is allocated a total of 8 car parking spaces, providing a generous parking provision of 1:200 sq ft
- Excellent access with Junction 19 of the M5 Motorway approximately 2 miles, and Bristol city centre located 20 minutes by car
- Rare opportunity to acquire the freehold interest of this modern two storey office building, set within a well landscaped, attractive business park
- Use Class E—therefore suitable for a wide range of different uses to include office, medical, clinic, financial & professional services



LOCATION

Eden Office Park is located in the village of Ham Green, and was developed in 2003 to provide a tranquil working environment on the outskirts of Bristol city centre, benefitting from a gym on the estate, along with mature landscaping and open countryside on the doorstep. Connectivity is excellent by way of a range of transport modes:

By bike / on foot: the site is situated on the official Bristol cycle path with routes to Clifton, Bristol harbourside, and Bath.

By car: the A369 is within half a mile away which provides access to J19 of the M5 motorway, which in turn provides access to the wider motorway network via the M4/M5 interchange. Clifton is located within 10 minutes via the Suspension Bridge, and Bristol city centre within 20 minutes.

By public transport: there are a range of bus routes servicing the area from Bristol.

DESCRIPTION

The property comprises a modern office building with open plan accommodation over ground and first floors. Internally the property benefits from kitchenettes on both floors, W.C facilities, a boardroom and meeting room. The specification includes suspended ceilings with a mix of LED and CAT II lighting, raised floors with floor boxes, comfort cooling, carpet tiled flooring and double glazed aluminium windows.

CAR PARKING

The property is allocated a total of 8 car parking spaces.

ACCOMMODATION

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

Ground Floor: 777 sq ft (72.18 sq m)
First Floor: 777 sq ft (72.18 sq m)

Total: 1,544 sq ft (144.36 sq m)

TENURE

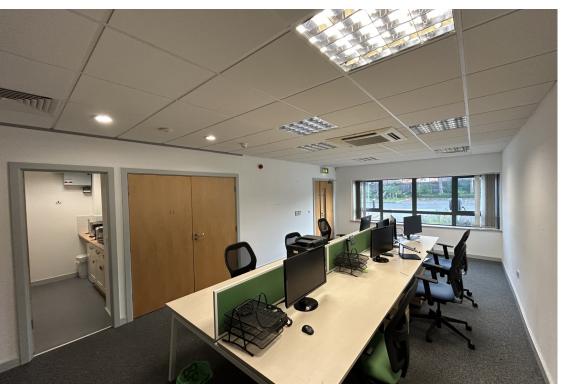
The property is available for sale by way of the freehold interest or alternatively the first floor is available to let. There is a ground floor tenant in situ on flexible lease terms and details of the ground floor lease can be provided to any prospective purchaser upon request.

QUOTING PRICE

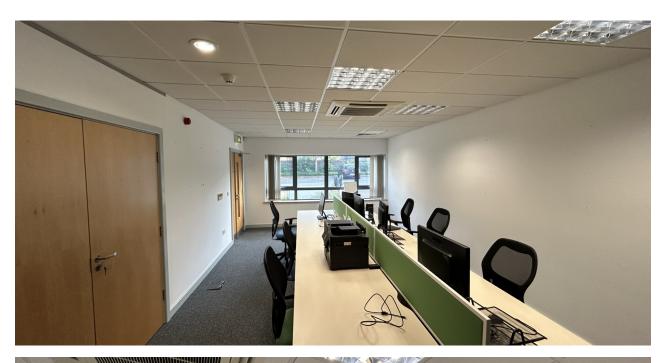
£300,000 exclusive of VAT

OUOTING RENT

£15 per sq ft, per annum, exclusive of VAT.









PLANNING

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

VAT

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

BUSINESS RATES

Ground Floor

Rateable Value £11,250 Rates Payable: (2025/2026) £5,613.75

First Floor

Rateable Value £11,500 Rates Payable(2025/2026): £5,738.50

N.B. The car parking spaces are assessed separately.

From 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 directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.

EPC

The property has an energy performance rating of B (38).

LEGAL COSTS

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

October 2025

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

