

A MODERN, OPEN PLAN OFFICE PREMISES—FOR SALE OR TO LET

Unit 83 Eden Office Park, Macrae Road, Pill, Bristol, BS20 0DD



- 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

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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

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

QUOTING 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.

