

THREE STOREY OFFICE BUILDING WITH PARKING – FOR SALE

10 Apex Court, Almondsbury Business Park, Bristol, BS32 4JT



- An end terraced, self contained office block, with accommodation over three floors.
- Set within a modern office development with allocated parking for 8 car parking spaces
- Access excellent with Junction 16 of the M5 approximately 0.75 miles and the M4/M5 interchange approximately 1 mile
- Approximately 2,605 sq ft (242.06 sq m) NIA

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**
0117 934 9977

LOCATION

Apex Court is a well established office location strategically positioned next to Junction 16 of the M5 Motorway and within 1 mile of the M4/M5 interchange. Almondsbury Business Park is easily accessible from Bristol city centre, being only approximately 8 miles north via the A38 (Gloucester Road) which offers a number of bus services, and within approximately 3.5 miles of Bristol Parkway which provides regular train services to London Paddington. Adjacent to the property is Mrs B's Coffee Shop and other occupiers on the estate include We Do Your IT Support Ltd and The Mamas Hub.

DESCRIPTION

Apex Court is a modern office development which provides a total of 24 self-contained office buildings.

Unit 10 comprises a self contained office property, providing a mix of cellular and open plan accommodation over three floors. The specification includes kitchenette facilities, disabled, male and female W.C facilities, suspended ceilings with LED lighting, LVT and carpet tiled flooring, raised floors with floor boxes, electric storage heaters and double glazed aluminium windows.

CAR PARKING

8 allocated spaces within a designated car parking area within the development.

ACCOMMODATION

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

Ground Floor:	836 sq ft	(77.65 sq m)
First Floor:	811 sq ft	(75.34 sq m)
Second Floor:	959 sq ft	(89.07 sq m)
Total Area:	2,605 sq ft	(242.06 sq m)

TENURE

The property is available for sale by way of the freehold interest, subject to vacant possession.

GUIDE PRICE

£330,000 exclusive of VAT

BUSINESS RATES

The property requires a new business rates assessment.

PLANNING

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

EPC

The property has an energy performance rating of B (35)

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 / Tobias Jones BSc (Hons)

Tel: 0117 934 9977

Email: Luke@burstoncook.co.uk / Tobias@burstoncook.co.uk



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.





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