

# A MODERN, OPEN PLAN OFFICE PREMISES—FOR SALE

Unit B, Abbey Wood Business Park, Emma Chris Way, Filton, Bristol, BS34 7JU



- Approximately 2,528 sq ft (235.83 sq m) NIA
- Rare opportunity to acquire the freehold interest of this modern two storey office, set within an attractive business park
- Only a 5 min walk to Filton Abbey Wood train station, with good links to Bristol Temple Meads
- Use Class E—therefore suitable for a wide range of different uses to include office, medical, clinic, financial & professional services
- Located approximately 1.5 miles from the new Brabazon development, benefitting from the new YTL Arena, shopping quarter and Brabazon Park, with development commencing over the course of the next few years

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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## LOCATION

Abbey Wood Business Park is accessed off Emma-Chris Way just off the A4174, which is a main throughfare in the centre of Filton. Access is excellent, with Filton Abbey Wood train station only a 5 min walk to the south of the business park, with frequent trains to and from Bristol Temple Meads. Abbey Wood Shopping Park is approximately 0.5 miles, benefitting from an Asda Superstore, Costa Coffee and Barranco Lounge.

Filton is to undergo substantial development in the next few years with the new Brabazon development, which includes the YTL Arena, Brabazon Park and will include new restaurants, bars, cafes and other live event space covering approximately 380 acres.

## DESCRIPTION

The property comprises a two storey modern office with brick elevations underneath a pitched tiled roof. The ground floor benefits from a boardroom, server room and partitioned offices and the first floor benefits from open plan office accommodation with a kitchenette. There are W.Cs on both floors.

The specification includes suspended ceilings with CAT II lighting, double glazed aluminium windows, perimeter trunking, carpet tiled flooring and a combi boiler.

## CAR PARKING

The property is allocated a total of 11 car parking spaces.

## ACCOMMODATION

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

Ground Floor: 1,221 sq ft (113.44 sq m)  
First Floor: 1,307 sq ft (121.39 sq m)  
Total: 2,528 sq ft (234.83 sq m)

## TENURE

The property is available by way of the freehold interest.

## QUOTING PRICE

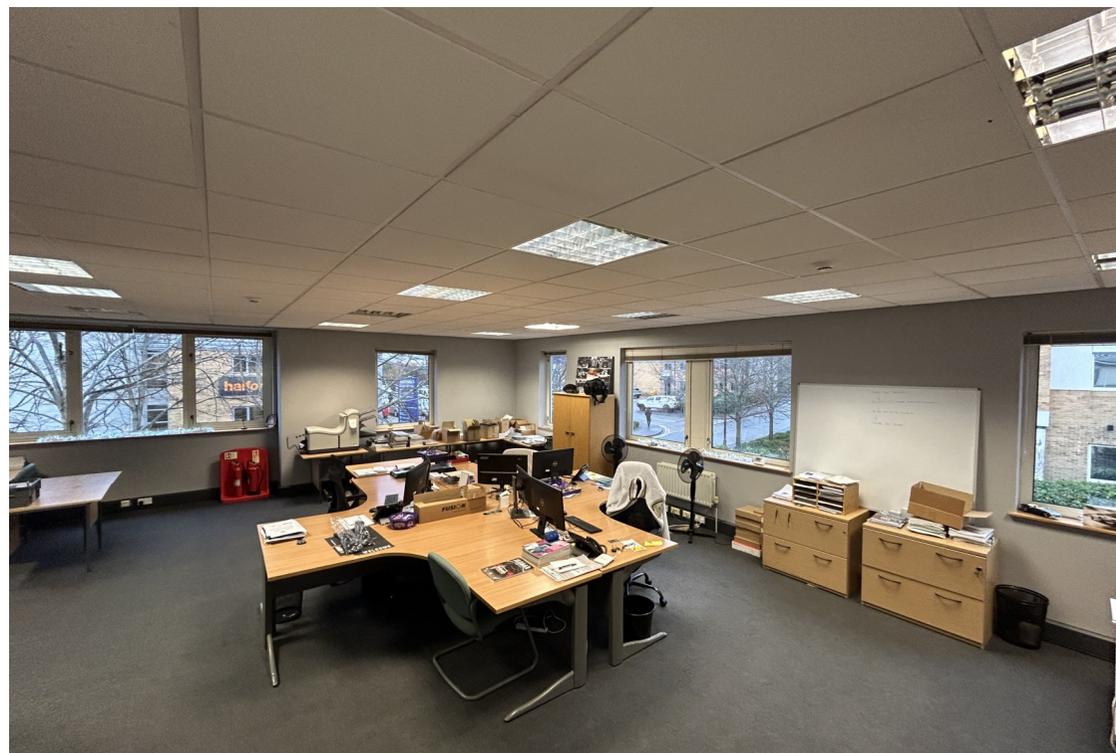
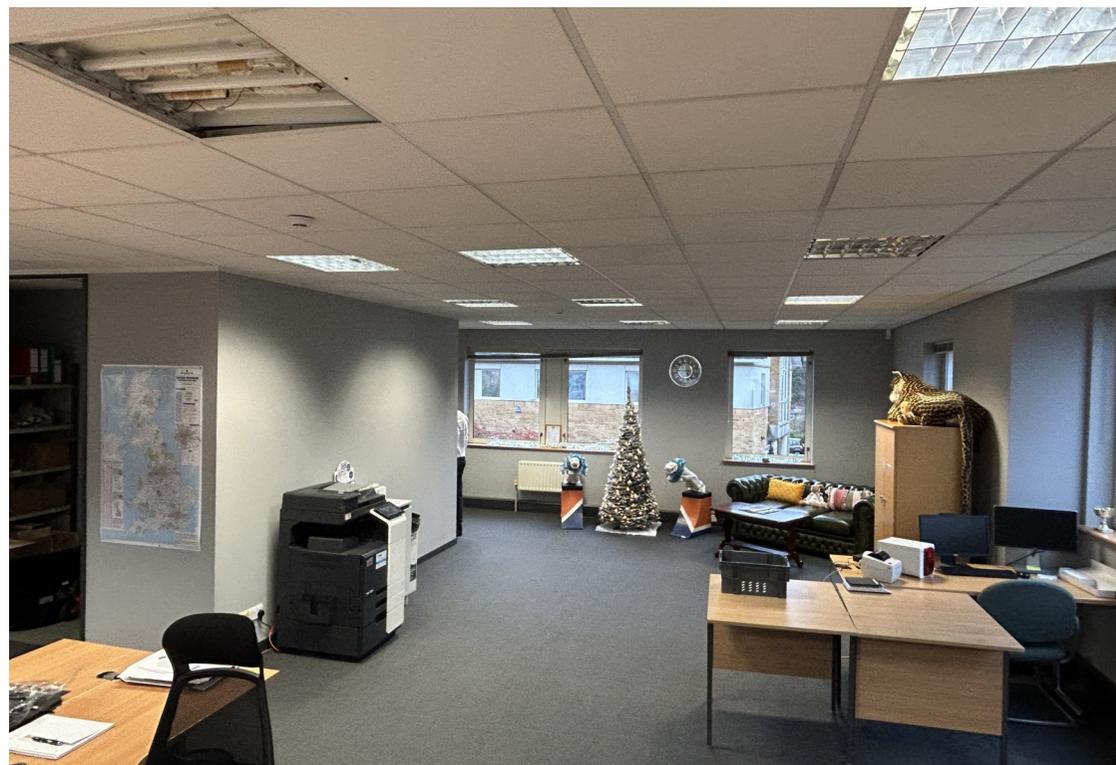
£495,000 exclusive of VAT.

## PLANNING

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

## BUSINESS RATES

Rateable Value: £39,250  
Rates Payable (2025/2026): £16,956





### EPC

The property has an energy performance rating of C (71).

### 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

Tel: 0117 934 9977

Email: [luke@burstoncook.co.uk](mailto:luke@burstoncook.co.uk)

Tobias Jones BSc (Hons)

0117 934 9977

[tobias@burstoncook.co.uk](mailto:tobias@burstoncook.co.uk)

### SUBJECT TO CONTRACT

January 2026

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