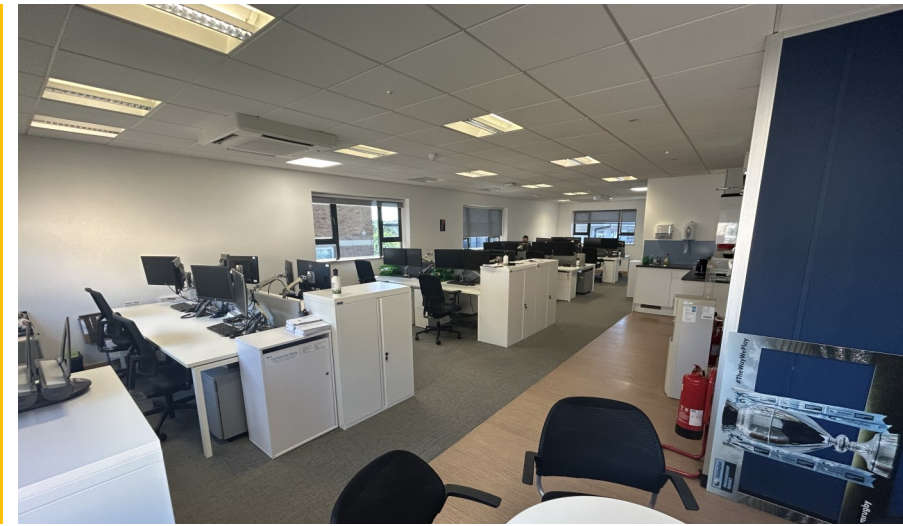


INVESTMENT OPPORTUNITY /SELF-CONTAINED OFFICE—FOR SALE

A4 Vantage Office Park, Old Gloucester Road, Hambrook, Bristol, BS16 1GW



- Investment opportunity with an income of £32,500 pax
- Tenant – excellent covenant strength with a global presence
- The tenant has occupied the building c. 17 years
- Approximately 2,058 sq ft (191.23 sq m)
- 7 on site allocated car parking spaces
- Popular business park with good access to the M4/M5 motorway interchange



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

Vantage Office Park is located just off the Old Gloucester Road (B4427) close to the junction with Winterbourne Road (B4057) in north Bristol and is approximately 1.3 miles from Parkway Railway station.

The property is located approximately 2 miles from Junction 1 of the M32 motorway and 4 miles from the Junction 16 of the M5. There are also a number of bus services running along Winterbourne Road and Stoke Gifford Way.

The property is within a short distance of various local leisure and retail facilities to include Virgin Active, Bradley Stoke Leisure Centre and The Willowbrook Shopping Centre with a Tesco Extra.

DESCRIPTION

The property comprises a modern, self-contained office providing accommodation over two floors and benefitting from the following specification: -

- Suspended ceilings with Cat II and LED lighting
- Raised floors with floor boxes
- Kitchenettes and meeting rooms on both floors
- Comfort cooling
- Disabled, male and female W.C's.

CAR PARKING

The property is allocated a total of 7 car parking spaces.

ACCOMMODATION

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

Ground Floor: 945 sq ft (87.77 sq m)
First Floor: 1,114 sq ft (103.46 sq m)
Total: 2,059 sq ft (191.23 sq m)

PROPOSAL

Seeking offers in the region of £450,000 exclusive of VAT, reflecting a net initial yield of 6.91% assuming usual purchasers costs. A purchase at this level would reflect a capital value of approximately £218.55 per sq ft exclusive.

TENURE

The property is available for sale by way of the freehold interest with a tenant in situ, occupying the whole building. The salient lease terms are summarised below:

Tenant	Gallagher Benefit Services Management Company Limited
Lease date	2nd December 2025
Term	A 5 year FRI lease commencing 17th March 2026 expiring 16th March 2031
Passing Rent	£32,500 per annum exclusive
Break Dates	17th March 2029
Security of Tenure	Inside the Landlord & Tenant Act 1954.

VAT

The building is elected for VAT and therefore VAT will be payable on the purchase price.

EPC

The property has a EPC rating of B (48).

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

SUBJECT TO CONTRACT

April 2026

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.

