

MODERN OFFICE, TO BE REFURBISHED—TO LET

2nd Floor, 7 Brook Office Park, Emersons Green, Bristol, BS16 7FL



- 2nd floor office, approximately 1,773 sq ft (164.66 sq m) NIA
- Located on a popular business park
- Access excellent, with the A4174 Avon Ring Road approximately 0.5 miles and Junction 1 of the M32 approximately 2 miles
- 6 allocated car parking spaces
- Use Class E— Therefore suitable for a wide range of different uses to include office, medical, clinic, financial and 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.

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COOK**
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LOCATION

Situated on a highly prominent position on the A4147 adjacent to the M4 motorway, Brook Office Park is strategically placed providing excellent access to the motorway and rail network. The park is approximately 2 miles from Junction 1 of the M32 and 5 miles from the M4/M5 interchange. There is also easy access to Bristol Parkway railway station and MOD Abbeywood.

Brook Office Park is now an established office location with the nearby district centre offering a range of shops, supermarket and a bank. There are a number of hotels and restaurants in the vicinity to include Costa Coffee, Greggs and McDonalds. The nearby Bristol & Bath Science Park provides meeting rooms, conference space and an onsite café.

DESCRIPTION

The property comprises semi detached modern office building with the second floor office currently vacant and the ground and first floor offices occupied. The second floor benefits from predominately open plan office accommodation, with a small meeting room, server room, fitted kitchenette and communal male, female and shower facilities.

The specification includes raised floor with floor boxes, carpet tile flooring, uPVC double glazed windows, comfort cooling, gas central heating, recessed lighting and lift access.

The property is to be refurbished.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,773 sq ft (164.66 sq m).

CAR PARKING

The 2nd floor office is allocated a total of 6 car parking spaces.

TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

QUOTED RENT

£17.50 per sq ft, per annum exclusive.

PLANNING

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

BUSINESS RATES

The 2nd floor office needs to be separately reassessed. An estimate of the rates payable can be provided.

Interested parties are advised to make their own investigations with the VOA to establish the exact rates payable.

VAT

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

EPC

The property has an Energy Performance rating of C(56).

TENANT INFORMATION & ANTI-MONEY LAUNDERING

As part of the acquisition process, company accounts / proof of funds will be requested where available and a deposit and / or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants, and you will be asked to provide the necessary identification documents when required.

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

July 2026

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