2ND FLOOR, 5 APEX COURT, ALMONDSBURY, BRISTOL, BS32 4JT

BURSTON COOK
0117 934 9977

TO LET

MODERN 2ND FLOOR OFFICE WITH EXCELLENT ACCESS TO THE M4 & M5

SIZE (NIA)
883 sq ft
82.03 sq m

£ QUOTING RENT
£11,000 pax

THE OPPORTUNITY

- Approximately 883 sq ft (82.03 sq m) NIA
- Excellent access to the M4 & M5 interchange
- Competitive rent and service charge
- On site car parking

LOCATION

Apex Court is an established office park located within Almondsbury Business Park, which is a popular location and is easily accessed off Woodlands Road from the A338. Parkway Railway Station is within 4 miles and there are a range of amenities nearby including the Hilton Hotel, a pub and a choice of cafes within walking distance.

DESCRIPTION

Apex Court is a modern campus office development dating from 1989 and providing a total of 24 self contained office buildings.

Currently available is the 2nd floor office which comprises a predominantly open plan working environment with 2 separate smaller offices, a kitchenette and communal W.C's. The specification of the office includes raised floors with floor boxes, carpet tiled flooring, suspended ceilings with CAT II lighting, electric storage heaters and double glazed aluminum windows.

CAR PARKING

The property is allocated 2 car parking spaces.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
SECOND FLOOR	883	82.03
TOTAL	**883**	**82.03**

TENURE

The property 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 with the landlord.

RENT

Quoting £11,000 per annum, exclusive.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation as of April 2026:

Rateable Value: £8,200
Rates Payable: £3,542.40

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. All parties are advised to make their own enquiries.

VAT

All prices are exclusive of VAT if applicable.

EPC

A new Energy Performance certificate is to be commissioned.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
AUGUST 2026

CONTACT

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