

# DETACHED OFFICE BUILDING FOR SALE

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



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COOK**  
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## 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.

## DESCRIPTION

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

Unit 8 comprises a detached office providing predominantly open plan accommodation over three floors. The specification throughout the property is mixed, with the ground floor providing attractive space with LED lighting, and the upper floors requiring redecoration enabling an occupier to undertake their own fit out.

## CAR PARKING

17 allocated spaces within a designated car parking area to the front of the building.

## ACCOMMODATION

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

Ground Floor:	1,718 sq ft	(159.61 sq m)
First Floor:	1,773 sq ft	(164.72 sq m)
Second Floor:	1,733 sq ft	(161.00 sq m)
<b>Total Area:</b>	<b>5,224 sq ft</b>	<b>(485.33 sq m)</b>

## TENURE

The property is available for sale by way of the freehold with one tenant in situ on the second floor—lease terms available upon request.

## PRICE

£600,000 plus VAT

## BUSINESS RATES

The property requires a new, separate rates assessment.

## PLANNING

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

## EPC

The property has an energy performance rating of C (54).

## 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

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## SUBJECT TO CONTRACT

May 2024

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