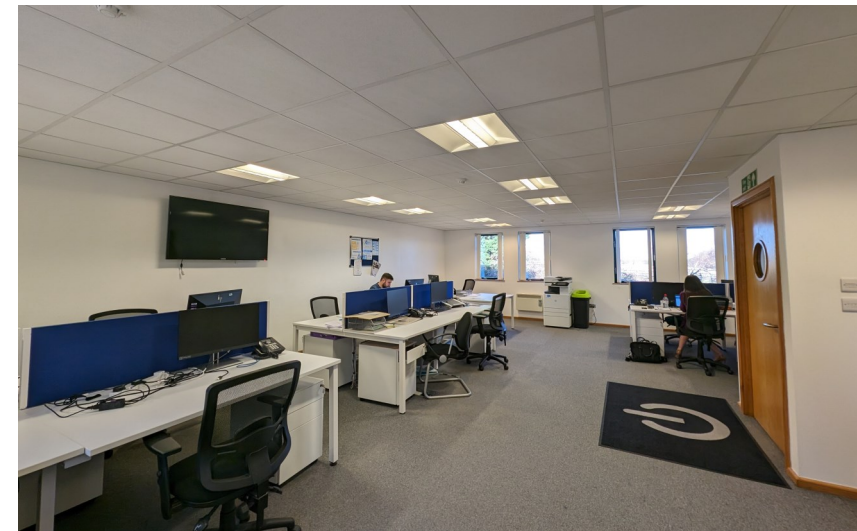


# MODERN OPEN PLAN OFFICES

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



- Modern office accommodation in an established location
- Ground and first floor office suites available separately or combined
- Approximately 813–1,626 sq ft (75.53 – 151.06 sq m)
- Allocated car parking
- Flexible lease terms available
- Conveniently situated within half a mile of Junction 16 of the M5



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

Apex Court is located eight miles north of Bristol city centre on Junction 16 of the M5, approximately one mile from the M4/M5 interchange. Bristol Parkway is approximately two miles away and provides regular train services to London Paddington. Almondsbury Business Park is a well-established office location adjacent to Aztec West and is home to major employers including Orange, RAC and NHS Direct.

## DESCRIPTION

Apex Court is a modern campus office development dating from c1989 which provides a total of 24 self-contained office buildings.

Unit 2 comprises a self-contained, modern office building providing open plan accommodation. Currently available are the ground and first floors which benefit carpet covered flooring, recessed lighting, fitted kitchens, and a video entry intercom system.

## CAR PARKING

6 allocated spaces .

## ACCOMMODATION

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

Ground Floor:	813 sq ft	(75.53 sq m)
First Floor:	813 sq ft	(75.53 sq m)
<b>Total Area:</b>	<b>1,626 sq ft</b>	<b>(151.06 sq m)</b>

## TERMS

The accommodation is available to rent 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.

## RENT

Ground Floor: £10,000 per annum exclusive

First Floor: £10,000 per annum exclusive

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation: -

	Rateable Value	Rates Payable
<b>Ground Floor:</b>	£10,000	£4,900.00

## PLANNING

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

## EPC

The property has an energy performance rating of D (87).

## 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)

## SUBJECT TO CONTRACT

March 2024

**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.

