

# MODERN OFFICE SUITES TO LET

Corum Office Park, Warmley, Bristol, BS30 8FJ



- Modern office suites in an attractive, landscaped environment
- Suites from approx. 1,093–3,130 sq ft (101.54–290.78sq m)
- Located close to A4174 Avon Ring Road and Bristol to Bath cycle track
- Secure bike storage, passenger lift, showers, and parking ratio of 1:370, and close to local amenities
- BREEAM 'Very Good' and EPC B.



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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## LOCATION

Corum Office Park is situated off the A4174 Avon Ring Road, and conveniently located mid-way between Bristol and Bath. The A420 is just 400 yards to the north and the A4 is approximately 1.5 miles to the south. The Bristol/Bath Cycleway runs directly past Corum Office Park.

## DESCRIPTION

Corum Office Park comprises two office buildings set within a mature attractive landscaped environment. The buildings provide modern accommodation featuring LED lighting, double glazed opening windows, shower facilities, bike storage, fitted kitchenettes and passenger lift.

Corum Office Park benefits from a BREEAM 'Very Good' rating, EPC rating of B, new solar photovoltaic (PV) panels, electric car charging points, and is fully DDA compliant.

## ACCOMMODATION

The following suites are currently available (measured in accordance with the RICS Code of Measuring Practice):

Corum 1 - Suite 1 & 2	2,037 ft <sup>2</sup>	(189.24 m <sup>2</sup> )
Corum 1 - Suite 3	1,093 ft <sup>2</sup>	(101.54 m <sup>2</sup> )
Corum 2 - Suite 2	1,103 ft <sup>2</sup>	(102.47m <sup>2</sup> )
Corum 2 - Suite 8	1,100 ft <sup>2</sup>	(102.19m <sup>2</sup> )

## CAR PARKING / BIKE STORAGE

There are parking spaces offered on an excellent ratio of 1:370.

There is a secure bike shelter to the rear of the property.

## TERMS

The offices are available by way of a new lease for a term of years to be agreed. Further terms available on application to the agents.

## RENT

£18.50 per sq ft pax.

## BUSINESS RATES

In accordance with the Valuation Office Agency website the suites have the following rates designation:-

	Rateable Value	Rates Payable
Corum 1 - Suite 1 & 2	£26,750	£13,348.25
Corum 1 - Suite 3	£14,250	£7,110.75
Corum 2 - Suite 2	£14,250	£7,110.75
Corum 2 - Suite 8	-- New separate assessment required --	





#### VAT

We understand that VAT is applicable at the prevailing rate.

#### EPC

The current EPC has a rating of B.

#### LEGAL FEES

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

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

#### Burston Cook

FAO: Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

#### SUBJECT TO CONTRACT

March 2024

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