

# SELF CONTAINED OFFICE TO LET

Unit 2 Buckingham Court, Almondsbury, Bristol, BS32 4NF



- A self contained office providing a modern working environment
- Approximately 1,538 sq ft–3,089 sq ft (144 sq ft–287 sq m)
- 12 allocated car parking spaces
- Close proximity to the M4/M5 interchange
- Available by way of a sub-lease expiring February 2027.
- Alternatively consideration may be given to a new lease on terms to be agreed.



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

Buckingham Court is located on Beaufort Office Park in close proximity to the M4/M5 interchange and with direct access to the motorway network via Junction 16. It is also within a short drive of Bristol Parkway Railway Station, with direct services to London Paddington and Cardiff Central station.

## DESCRIPTION

Unit 2 Buckingham Court comprises a two storey, self-contained office building providing modern, predominantly open plan accommodation with contemporary, glazed partitioned meeting rooms currently in situ.

The specification includes suspended ceilings with recessed lighting, gas fired central heating and perimeter trunking. There are kitchen and WC facilities over both ground and first floors

There are 12 allocated car parking spaces.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:

Ground Floor:	1,551 sq ft	(144 sq m)
First Floor:	1,538 sq ft	(143 sq m)
Total:	3,089 sq ft	(287 sq m).

## TENURE

The property is available on a floor by floor basis or as a whole, by way of new sublease/s on terms to be agreed.

## RENT

£15.50 per sq ft per annum exclusive. A small estates charge is also payable.

## PLANNING

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

## 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:	£39,500
Rates Payable (2020 / 2021):	£19,710.50

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## VAT

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

## EPC

An EPC has been commissioned.

## 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: Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: [Vicki@burstoncook.co.uk](mailto:Vicki@burstoncook.co.uk)

## SUBJECT TO CONTRACT

Updated April 2023

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.

### 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.



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