

# MODERN 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 as a whole or on a floor-by-floor basis
- Due to undergo refurbishment



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.

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977

## 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.

## CAR PARKING

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)
<b>Total:</b>	<b>3,089 sq ft</b>	<b>(287 sq m).</b>

## TENURE

The property is available by way of new sublease/s expiring February 2027 on terms to be agreed. There is a small estate charge payable.

## RENT

£14.95 per sq ft per annum exclusive. A small estates charge is also payable.

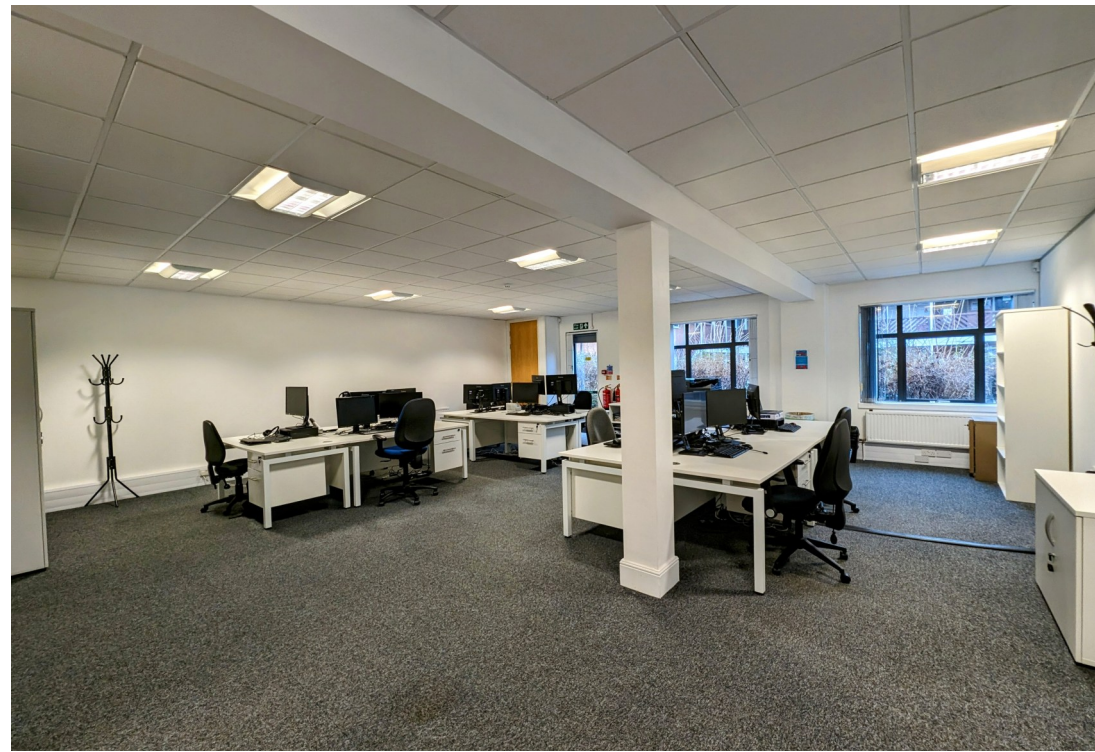
## PLANNING

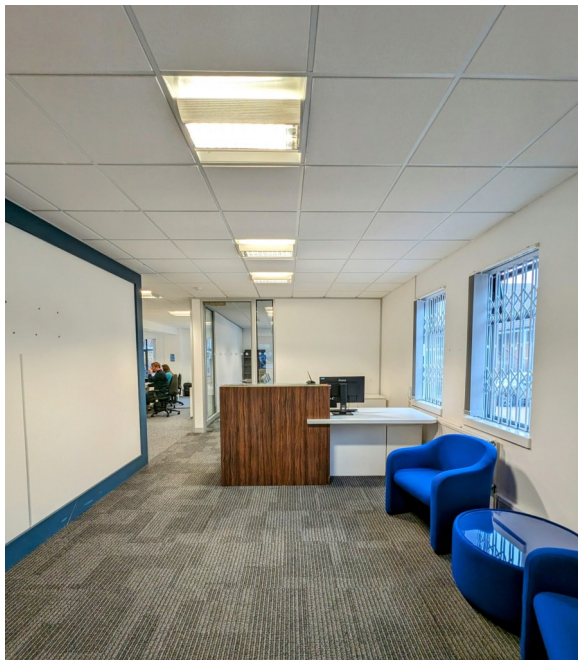
Use Class E – therefore suitable for a wide range of uses.

## 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 (2025/2026):	£19,710.50





#### VAT

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

#### EPC

C (67).

#### 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

Updated March 2025

**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.