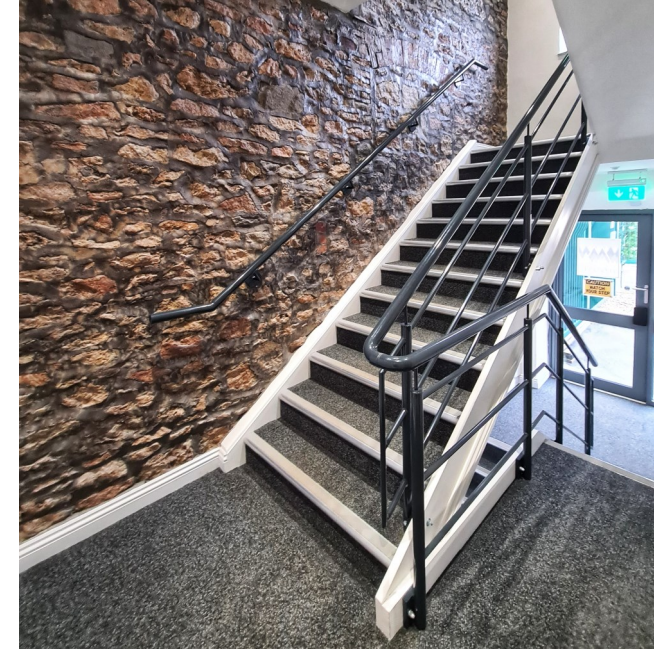


# CONTEMPORARY OFFICE SUITE TO LET

Studio Office, The Old Brewery Business Park, 7-11 Lodway, Pill, Bristol, BS20 0DH



- An attractive, ground floor office suite which has been fitted out to a high and contemporary specification
- The property is set within a unique, characterful office environment benefitting on-site car parking and on-site gym.
- Located within approximately 1 mile of Junction 19 of the M5 and within 5 miles of the M4/M5 interchange
- Approximately 570 sq ft (52.92 sq m)
- Suitable for a wide range of commercial uses (STP)



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

The Old Brewery Business Park is situated in a convenient location within the village of Pill approximately 1 mile from the A369 and Junction 19 of the M5 Motorway, which provides direct access to the national motorway network and is 10 miles from Bristol Airport.

Pill is approximately 5 miles to the west of Bristol City Centre with a regular bus service and cycle path. The village provides a good range of local amenities to include a Co-op, Post Office, hair salon, takeaway restaurant and various local pubs.

## DESCRIPTION

The Old Brewery Business Park is a popular office development which has been the subject of a high quality conversion, with the buildings having been sympathetically converted to provide modern, airy architecture, whilst retaining elements of the buildings historic past.

The suite comprises an open plan studio office which has been refurbished to a high and contemporary standard. The specification includes:

- Open plan layout
- Double glazing
- WC and shower facilities
- Modern LED lighting
- Kitchenette to be fitted
- Gas central heating
- Wood-effect flooring
- On-site gym

## CAR PARKING

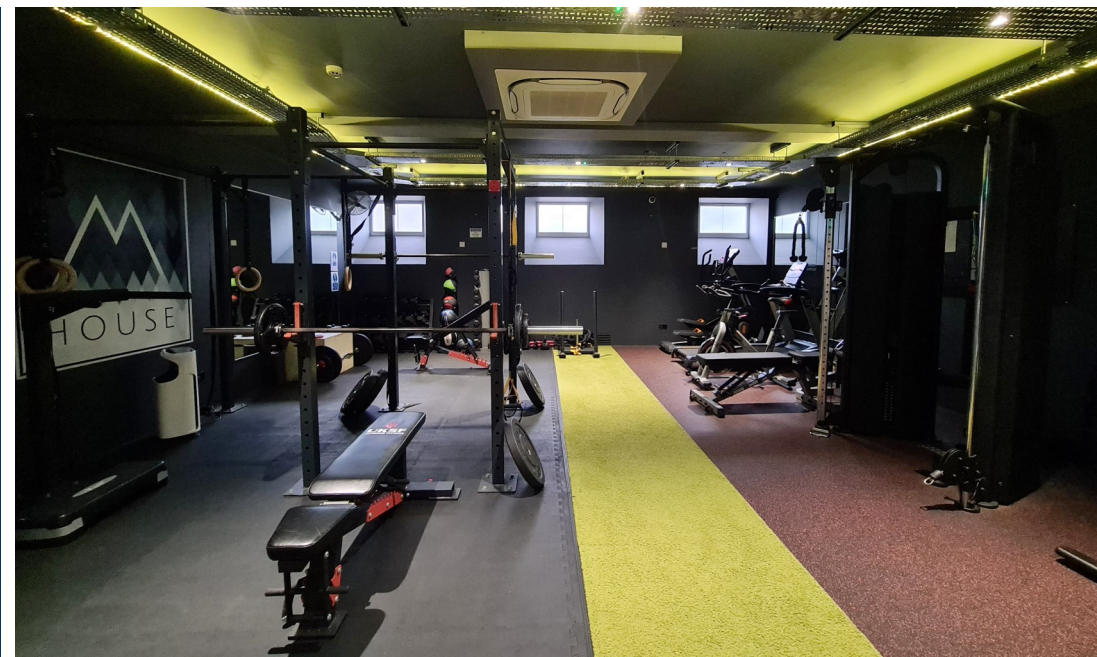
The suite benefits from one allocated car parking space. In addition there are a number of visitor spaces, and additional parking may be available by way of licence agreements from the neighbouring site.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 570 sq ft (52.92 sq m).

## TENURE

The suite is available 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. There is a small estates charge payable.



## RENT

Upon application.

## PLANNING

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

## BUSINESS RATES

The property requires a new, separate assessment. Further information can be provided upon request.

## EPC

An EPC has been commissioned and will be available for inspection.

## VAT

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

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants*





## 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

August 2022

### 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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