

7, Brook Office Park Folly Brook Road, Emersons Green, Auction Guide Price +++ £725,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD COMMERCIAL
- MODERN OFFICE BLOCK | 5607 Sq Ft
- 20 X PARKING | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A vacant Freehold MODERN OFFICE BLOCK (5607 Sq Ft) with 20 PARKING SPACES | Reduced price for Auction | Scope for £91k pa INCOME

7, Brook Office Park Folly Brook Road, Emersons Green, Bristol, BS16 7FL

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 7 Brook Office Park, Folly Brook Road, Emersons Green, Bristol BS16 7FL

Lot Number TBC

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30
Registration Deadline is on Monday 21st April 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

JOINT AGENTS

Burston Cook

THE PROPERTY

A Freehold modern self contained office block located within an established business park. The spacious accommodation (5607 Sq Ft) is arranged over 3 floors with 20 parking spaces plus 1 disabled bay. The property benefits from the following specification:- Raised floors with floor boxes | Gas fired central heating | Kitchenette facility | Suspended ceilings | LG7 lighting | WC facilities | Passenger lift
Sold subject to vacant possession.

Tenure - Freehold

EPC - C

Business Rates - Rateable Value: £74,500 | Rates Payable (2022/23): £38,144

Planning - Use Class E | suitable for a wide range of uses.

VAT - The property is elected for VAT and therefore VAT is payable on all prices.

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

VACANT COMMERCIAL | INVESTMENT

The property is now vacant but would suit owner occupier or investment. Joint agents Burston Cook have suggested an ERV of £17 - £18 psf = £86,000 - £91,000 pa

REDUCED PRICE | AUCTION

The property was previously listed with local agents for £950,000 and is now offered with a reduced guide price for auction.

LOCATION

Brook Office Park is located at Emersons Green approximately 7 miles north of Bristol city centre and within 2 miles of M32 Junction 1 and the interchange with the M4 Motorway. Parkway railway station lies approximately 4 miles to the east. A wide range of retail and leisure amenities are available nearby at Emersons Green Retail Park



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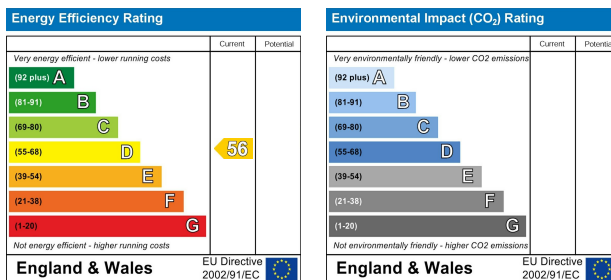
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Floor plan



EPC Chart



Auction Property Details Disclaimer

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Please refer to our website for further details.