

# MODERN OFFICES TO LET

79 Eden Office Park, Ham Green, Bristol, BS20 0DD



- A modern, two-storey office building located within a popular and attractive business park.
- Available to let as a whole, or on a floor by floor basis.
- Approx 1,208 sq ft–2,402 sq ft (112.23 sq m–223.15 sq m).
- Total of 12 car parking spaces for whole building.
- Located within approximately 5 minutes of J.19 of the M5 , 10 minutes of Clifton, and 20 minutes of Bristol city centre.
- The building is also available for sale by way of the freehold.

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

Eden Office Park is located in the village of Ham Green, and was developed in 2003 to provide a tranquil working environment on the outskirts of Bristol city centre, benefitting from mature landscaping and open countryside on the doorstep.

Connectivity is excellent by way of a range of transport modes:

**By bike / on foot;** the site is situated on the official Bristol cycle path with routes to Clifton, Bristol harbourside, and Bath. **By car;** the A369 is within half a mile away which provides access to J.19 of the M5 motorway, which in turn provides access to the wider motorway network via the M4/M5 interchange. Clifton is located within 10 minutes via the Suspension Bridge, and Bristol city centre within 20 minutes. **By public transport;** there are a range of bus routes servicing the area from Bristol.

## DESCRIPTION

The property comprises a modern office building with accommodation over ground and first floors and is due to be fully refurbished to a modern specification to include carpeting throughout, modern decorations, air conditioning to the first floor, LED lighting, WCs and kitchenette facilities. Please see indicative images on following page.

Presently the first floor is available for immediate occupation, following refurbishment works. Alternatively, the building can be made available as a whole.

## CAR PARKING

There is a car parking ratio of 1:200 sq ft. providing a total of 12 car parking spaces.

## ACCOMMODATION

In accordance with the RICS Property Measurement Standards, the property has the following approximate net internal floor areas:

Ground Floor:	1,194 sq ft	110.93 sq m
First Floor:	1,208 sq ft	112.23 sq m
<b>Total:</b>	<b>2,402 sq ft</b>	<b>223.15 sq m</b>

## TENURE / RENT

The property 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, at a rent of £16.00 psf pax.

The property is also available for sale by way of the freehold and interested parties should enquire directly with the marketing agent for further information.

*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 should satisfy themselves as to the fitness of such items for their requirements.*

## PLANNING

Use Class E – therefore suitable for a wide range of uses subject to any relevant consents.

## VAT

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

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property is currently assessed on a floor by floor basis and has the following designation:

### Ground Floor

Rateable Value: £18,250  
Rates Payable £9,106.75

### First Floor

Rateable Value: £18,000  
Rates Payable £8,982

## EPC

Available upon request.

## 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) / Tom Coyte MRICS  
Tel: 0117 934 9977  
Email: Vicki@burstoncook.co.uk / Tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

August 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.



The property is due to be fully refurbished to a contemporary standard prior to a new tenant taking occupation; the below images are indicative of the intended specification:

