

# MODERN OFFICE FOR SALE

Paradigm House, (70, 72, 74) Macrae Road, Ham Green, Bristol, BS20 0DD



- Unit 1 1,932 sq ft (179.48 sq m)
- Unit 2 1,841 sq ft (171.03 sq m)
- Unit 3 2,337 sq ft (217.11 sq m)
- Total floor area available (NIA) - 6,110sq ft (567.6 sq m).
- Excellent parking
- Modern office units providing accommodation over ground and first floors
- Attractive business park location



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 situated just off the A369, which has easy access onto Junction 19 of the M5 motorway which is approximately 2 miles to the West. Clifton village, Bristol city centre and Portishead are all within a very short driving distance. Eden Office Park was developed in 2003 and offers modern office accommodation in a pleasant, landscaped setting, close to the village of Ham Green where there are local shops and other amenities.

## DESCRIPTION

The property comprises a modern, detached office building providing accommodation over ground and first floors, located on an attractive and well landscaped business park. At present, the property comprises 6,083 sq ft in total, however, could be split back into 3 self contained buildings providing accommodation over ground and first floors, with WC facilities and shower facilities. At present, the property has the following specification:-

- Double glazed windows
- Raised floors
- Disabled WC with shower
- Carpet flooring
- Suspended ceilings
- LED lighting
- WC's
- Kitchenettes

## ACCOMMODATION

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

Building 1:	1,932 sq ft	(179.48 sq m)
Building 2:	1,841 sq ft	(171.03 sq m)
Building 3:	2,337 sq ft	(217.11 sq m)
<b>Total :</b>	<b>6,110 sq ft</b>	<b>(567.63 sq m)</b>

The whole property is available to purchase, or alternatively, consideration would be given to a sale of 2+ units.

## PRICE

On application.

## CAR PARKING

There are 32 spaces in total (including 1 disabled bay per unit).  
Parking ratio of 1:210.

*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*

## ESTATES CHARGE

There is a small estates charge payable.

## BUSINESS RATES

The property and the car parking has various business rates assessments currently in place. Interested parties are advised to make their own enquires direct with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)).

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/10744403000>  
<https://www.tax.service.gov.uk/business-rates-find/valuations/start/7809009000>  
<https://www.tax.service.gov.uk/business-rates-find/valuations/start/10950749000>  
<https://www.tax.service.gov.uk/business-rates-find/valuations/start/10950751000>  
<https://www.tax.service.gov.uk/business-rates-find/valuations/start/10744402000>

## EPC

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](https://www.gov.uk/find-energy-certificate)

## VAT

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

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## 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.





## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

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

## SUBJECT TO CONTRACT

September 2023

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