

# MODERN OFFICE BUILDING AVAILABLE FOR SALE (MAY LET)

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



- Rare opportunity to acquire the freehold of this modern, two-storey office building set within an attractive business park.
- Approx 2,402 sq ft (223.15 sq m).
- 12 car parking spaces
- Located within approximately 5 minutes of J.19 of the M5 Motorway, 10 minutes of Clifton, and 20 minutes of Bristol city centre.
- The building is also available to let as a whole, or on a floor-by-floor basis.



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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COOK**  
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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 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. The specification includes carpeting, suspended ceiling and recessed office style lighting, air conditioning to the first floor, kitchenette facilities on both ground and first floor, WCs and a shower.

## CAR PARKING

The property benefits a car parking ratio of 1:200 sq ft providing 12 car parking spaces.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property an approximate net internal floor area:

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 (223.16 sq m)</b>

## TENURE

The property is available for sale by way of the freehold interest with vacant possession. Alternatively the property is available to let as a whole, or on a floor by floor basis.

## QUOTING PRICE

£460,000 plus VAT.

## QUOTING RENT

£16 per sq ft exclusive of VAT.

## PLANNING

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

## 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

The property has an EPC rating of C.

## 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

## SUBJECT TO CONTRACT

Updated December 2024

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