

RECENTLY REFURBISHED OFFICE BUILDING FOR SALE OR TO LET

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



- Approximately 1,208–2,402 sq ft (112.23 – 223.16 sq m)
- The property is allocated a total of 12 car parking spaces, providing a generous parking provision of 1:200 sq ft
- Excellent access with Junction 19 of the M5 Motorway approximately 2 miles, and Bristol city centre located 20 mins by car
- Rare opportunity to acquire the freehold interest of this modern two storey office building, set within an attractive business park
- Open plan office accommodation recently refurbished to a high standard, with the first floor available to let

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 J19 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 on 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)
Total:	2,402 sq ft (223.16 sq m)

TENURE

The property is available for sale by way of the freehold interest or alternatively the first floor is available to let. There is a ground floor tenant in situ and details of the ground floor lease terms can be provided to any prospective purchaser upon request.

QUOTING PRICE

£460,000 exclusive of 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 (2024/2025) £9,106.75

First Floor

Rateable Value: £18,000
Rates Payable (2024/2025) £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 February 2025

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