

# SELF CONTAINED OFFICE ON AN ATTRACTIVE BUSINESS PARK

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



- A modern two storey office building located within a popular and attractive business park
- Approximately 2,702 sq ft (251 sq m)
- 14 designated car parking spaces
- Located within approximately 5 minutes of Junction 19 of the M5, 10 minutes from Clifton and 20 minutes from Bristol city centre
- To Let (May Sell)



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 mature landscaping and open countryside on the doorstep.

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

*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 with each floor providing a open plan floor plate with WC and kitchenette facilities. The property is due to be refurbished to a modern and contemporary standard.

## CAR PARKING

There are 14 allocated car parking spaces (one of which is a disabled car parking bay).

## ACCOMMODATION

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

Ground floor:	1,388 sq ft	(128.9 sq m)
First Floor:	1,315 sq ft	(122.1 sq m)
<b>Total:</b>	<b>2,702 sq ft</b>	<b>(251.0 sq m)</b>

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. There is a small estates charge payable. Consideration may also be given to a sale of the freehold with vacant possession.

## RENT/PRICE

On application.

## PLANNING

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

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## BUSINESS RATES

In accordance with the Valuation Office Agency, the property has the following designation:

Rateable Value:	£22,250
Rates Payable (2023/2024):	£11,102.75

## VAT

The property is elected for VAT.

## EPC

The property has an Energy Performance Rating of B.

## 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.

## 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

November 2023

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.

