

# SELF-CONTAINED OFFICE TO LET (MAY SELL)

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



- An attractive, self-contained office building providing predominantly open plan accommodation
- Due to be fully refurbished to a high standard
- From approximately 1,735 – 3,611 sq ft (161.18 – 335.48 sq m)
- Excellent parking ratio, being 1:225 sq ft
- 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

The property is located on Eden Office Park, a modern office development situated on the outskirts of Bristol which provides an attractive and landscaped working environment. The village of Pill and its amenities are a short walk away of approximately 11 minutes.

Eden Office Park is conveniently located within approximately 1 mile of the A369 which provides access to Junction 19 of the M5 motorway, approximately 2 miles away, which in turn provides access to the M4/M5 interchange and the wider motorway network.

Clifton is located within 10 minutes via the Suspension Bridge, and Bristol city centre within 20 minutes. There are regular bus routes which go to and from Bristol City Centre every 20-30 minutes throughout the day. There are also plans to reopen Pill Railway Station which will provide access to Bristol Temple Meads.

## DESCRIPTION

The property comprises a two-storey, self contained office building offering predominantly open plan accommodation, glazed board room, meeting room, kitchenette / break out area, and store room.

The property is due to be fully refurbished to a high standard throughout comprising new carpeting, redecoration throughout, new LED lighting, WCs, and shower facilities.

## CAR PARKING

There are 16 allocated car parking spaces to the front of the building.

## ACCOMMODATION

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

Ground floor:	1,876 sq ft	(174.30 sq m)
First Floor:	1,735 sq ft	(161.18 sq m)
<b>Total:</b>	<b>3,611 sq ft</b>	<b>(335.48 sq m)</b>

## AVAILABILITY

The property is available as a whole, or on a floor-by-floor basis.

## 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.

## RENT/PRICE

On application.





## PLANNING

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

## BUSINESS RATES

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

Rateable Value: £51,500  
Rates Payable (2023/2024): £25,698.50

If the property is let on a floor by floor basis, new separate rates assessments will be required.

## VAT

The property is elected for VAT.

## EPC

The property has an Energy Performance Rating of C (60).

## 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)  
Tel: 0117 934 9977  
Email: Vicki@burstoncook.co.uk

## SUBJECT TO CONTRACT

February 2024

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