

# CHARACTERFUL OFFICE SUITES TO LET

The Old Brewery, Lodway, Pill, Bristol, BS20 0DH



- A popular office development set within a unique and characterful environment. Offices refurbished to a high standard
- Offices available from 570 - 1,243 sq ft (52.92 - 115.38 sq m)
- Located within approximately 1 mile of Junction 19 of the M5 and within 5 miles of the M4/M5 interchange.
- New leases available.
- On-site car parking and gym.



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 Old Brewery Business Park is situated in Pill, a charming village nestled alongside the River Avon and conveniently located approximately 5 miles from Bristol city centre, and 1 mile from the A369 and Junction 19 of the M5 Motorway which provides direct access to the national motorway network.

There are regular bus services between Pill and Bristol, in addition to the cycle path. The village provides a good range of local amenities to include a Co-op, Post Office, hair salon, takeaway restaurant and various local pubs.

## DESCRIPTION

The Old Brewery Business Park comprises a former brewery which has been sympathetically converted to provide high quality offices whilst retaining the historic features. Currently available are the following:

### F1 The Forge

A self contained office accommodation that spans across two floors which offers a meeting room, kitchen and WC. However, it is due to be fully refurbished.

### The Malthouse

An open plan studio style suite which features LED lighting, wood effect flooring and a kitchenette.

The site further benefits from communal WCs and showers, outdoor seating area and on-site gym.

## CAR PARKING

Ample car parking available by way of negotiation.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the office have the following approximate net internal floor areas:

The Malthouse:	570 sq ft	(52.92 sq m)
F1 The Forge:	1,243 sq ft	(115.38 sq m)

## RENT

The Malthouse:	£10,000 per annum exclusive
F1 The Forge:	£20,500 per annum exclusive

## TENURE

The offices are available by way of new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed.





### VAT

We have been advised that the property is elected for VAT.

### EPC

An EPC has been commissioned and will be available for inspection.

### PLANNING

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

### BUSINESS RATES

In accordance with the Valuation Office Agency website, ([www.voa.gov.uk](http://www.voa.gov.uk)), the property is currently assessed as a whole and has the following designation:

#### Rateable Values

The Malthouse:	£6,400
F1 The Forge:	£16,000

### 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](mailto:Luke@burstoncook.co.uk)

### SUBJECT TO CONTRACT

Updated July 2024

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