

MODERN OFFICE TO LET WITH OPEN PLAN FLOORS

19 Apex Court, Almondsbury Business Park, Bristol, BS32 4JT



- A modern office building located on a popular business park
- Suitable for a range of different uses such as office, medical, leisure – under E Class
- Open plan floor plates with passenger lift
- Floors from approximately 1,711 sq ft–3,438 sq ft (161 sq m–319 sq m)
- Due to be refurbished throughout
- Strategically located at the junctions of the M5 and M4 motorways



Indicative example of potential refurbishment

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**
0117 934 9977

LOCATION

Apex Court is a purpose built office development on the Almonsbury business park, which is a well established commercial location in North Bristol, at the junctions of the M5 and M4 motorways with direct access via Junction 16 of the M5.

DESCRIPTION

The available space is location on the ground and first floors and provides modern, open plan floor plates that are due to be refurbished throughout – further details available are on request. There are WC facilities and a passenger lift providing access to all floors.

ACCOMMODATION

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

Ground Floor:	1,727 Sq Ft (160.4 Sq M)	5 car parking spaces
First Floor:	1,711 Sq Ft (161.0 Sq M)	4 car parking spaces
Second Floor:	1,733 Sq Ft (160.0 Sq M)	7 car parking spaces – NOW LET
Total:	5,171 Sq Ft (480.4 Sq M)	

The ground and first floors are available to lease together or separately.

CAR PARKING

There are 16 spaces demised with the whole building.

TENURE

The floor(s) are available to rent by way of new full repairing and insuring lease(s) by way of a service charge for a term of years to be agreed.

RENT

On application.

VAT

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

PLANNING

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

EPC

Pending

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk), the premises has the following designation:

Rateable Value:	£39,000
Rates Payable (2024/2025):	£19,461

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

February 2024



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