

FIRST FLOOR OFFICE SUITE IN MALL—TO LET

Unit 5C, Willow Brook Shopping Centre, Bradley Stoke, Bristol, BS32 8EF



- A light and modern office suite, providing open plan accommodation on the first floor.
- Set within the popular Willow Brook Shopping Centre and located within approximately 1.5 miles from Junction 16 of the M5 and within 2 miles of the A38 Gloucester Road North.
- Approximate NIA of 1,687 sq ft (156.73 sq m).
- Ample on site free car parking spaces.



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

Willow Brook Shopping Centre is situated within the heart of Bradley Stoke. The Shopping Centre is located approximately 2 miles from junction 16 of the M5 and within approximately 1.5 miles from the A38 Gloucester Road North. Willow Brook Shopping Centre benefits from excellent transport links to include multiple buses to and from the City Centre every hour with the journey time being less than an hour.

Willow Brook Shopping Centre hosts a large array of amenities to include a range of national retailers, dentists, pharmacists, restaurants and office accommodation to include Tesco's, Anytime Fitness, Costa, Subway and Boots.

DESCRIPTION

Unit 5C at Willow Brook Shopping Centre is situated on the first floor of the Mall building, accessed via a shared entrance at ground floor level with a passenger lift. The suite is open plan and consists of fully glazed floor to ceiling windows with a dual aspect, air conditioning, suspended ceiling, office lighting and perimeter trunking. There are shared male, female and disabled W/C facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the suite has an approximate net internal floor area of 1,687 sq ft (156.73 sq m).

CAR PARKING / BIKE STORAGE

There are ample on site car parking spaces.

TENURE

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

RENT

£17.00 per sq ft

BUSINESS RATES

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

Rateable Value:	£24,250
Rates Payable (2023/2024):	£12,101

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

PLANNING

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

VAT

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

EPC

The property has an Energy Performance Rating of C (62).

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

October 2024

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