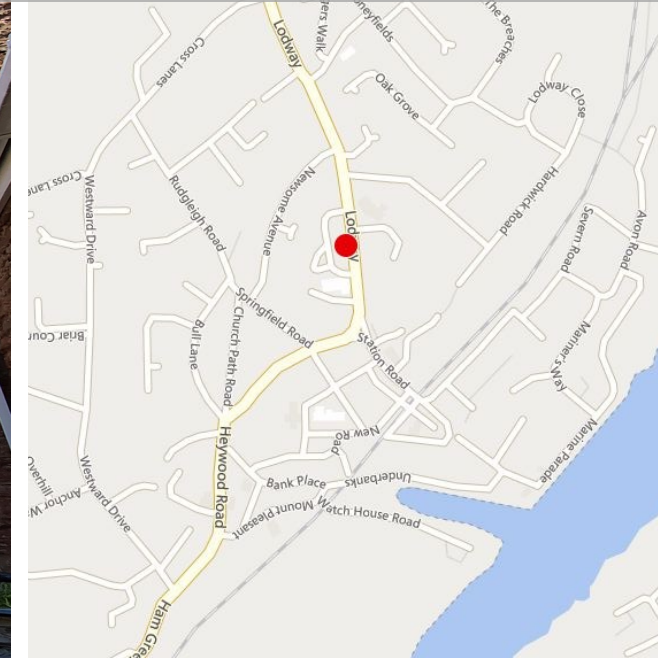


CHARACTERFUL OFFICE SUITE/S TO LET

B5 & B6 The Old Brewery, Lodway, Pill, Bristol, BS20 0DH



- Two small office suites located in the rural village of Pill which can be let as a whole or separately
- A popular office development, benefitting from on-site parking and an on-site gym
- Suites available from 250 sq ft—650 sq ft (23.23 sq m—60.39 sq m)
- Offices to be refurbished to a high standard, providing new LED lighting, new carpets and decoration throughout and new kitchenettes
- Excellent access with Junction 19 of the M5 approximately 1.5 miles



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 located adjacent to the River Avon, with both the A369 and the Junction 19 of the M5 Motorway within approximately 1.5 miles providing excellent access.

There are regular bus services between Pill and Bristol, in addition to the cycle path. The village includes 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 converted to provide high quality offices whilst retaining the historic features. B5 and B6 benefits from Cat II lighting, central heating, carpet and vinyl flooring, double glazed windows, kitchenette, communal male, female and shower facilities and an on site gym.

The office will be refurbished to provide new LED lighting, new carpets and decoration throughout and a new kitchenette.

CAR PARKING

Ample car parking available by way of negotiation.

ACCOMMODATION

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

B5 office:	250 sq ft (23.23 sq m)
B6 office:	400 sq ft (37.16 sq m)
Total:	650 sq ft (60.39 sq m)

N.B B5 & B6 can also be let as two separate suites.

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

£10,725 per annum exclusive of VAT.

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

An EPC has been commissioned.

BUSINESS RATES

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

Rateable Value: £8,300
Rates Payable: £4,141.70

Small Business Rates Relief where applicable may be available and interested parties should enquire to the Local Authority to confirm.

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

December 2024

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

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