

- A popular office development set within a unique and characterful environment
- Office available from approximately 400 sq ft (37.16 sq m)
- Office to be refurbished to provide a new kitchenette, LED lighting, carpet flooring and to be decorated throughout
- Excellent access with Junction 19 of the M5 approximately 1.5 miles
- On site car parking and gym



### LOCATION

The Old Brewery Business Park is situated in Pill, a charming village located adjacent to the River Avon, with both the A369 and Junction 19 of the M5 Motorway within approximately 1.5 miles providing excellent access. Bristol City centre is approximately 7 miles to the south east.

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. The office 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.

#### **CAR PARKING**

Ample car parking available by way of negotiation.

#### **ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 400 sq ft (37.16 sq m).

#### **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**

£6,600 per annum exclusive of VAT.

#### VAT

We have been advised the property is elected for VAT.

#### **PLANNING**

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

#### **EPC**

An EPC has been commissioned and will be available upon request.

#### **BUSINESS RATES**

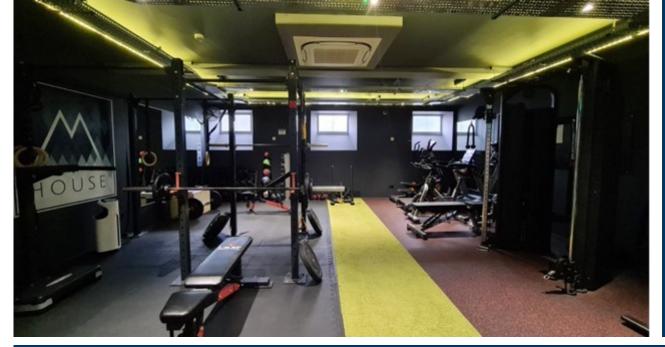
The property requires a new, separate assessment. Further information can be provided upon request.

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

January 2025

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.

