

FIRST FLOOR OFFICE WITH PARKING, TO LET

First Floor Offices, Block B, Bradley Pavilions, Pear Tree Road, Bradley Stoke, Bristol, BS32 0BQ



- Approximately 1,303 sq ft (121.07 sq m) first floor office suite, to be fully refurbished
- The property is suitable to a variety of other uses including leisure and medical (STP).
- Excellent access with Junction 16 of the M5 approximately 1 mile, providing direct access to the M4/M5 interchange
- 4 allocated parking spaces, with EV charging points and additional visitor parking also available on site
- Adjacent next to a Tesco Express, gym and a café.

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

Bradley Pavilions is modern development comprising both retail and office units, with occupiers comprising a Tesco Express, gym and a café. Aldi is located adjacent opposite the Patchway Broom Roundabout.

The property benefits from excellent access with Junction 16 of the M5 Motorway approximately 1 mile, providing direct access to the M4/M5 interchange and the national motorway network. Bristol Parkway train station is located approximately 2.5 miles and Bristol city centre is located approximately 7 miles south.

DESCRIPTION

The property comprises a first floor office, benefitting from open plan accommodation, a meeting room, a kitchenette, male and female W.C facilities, lift access, suspend ceiling, double glazed timber framed windows, LED lighting, carpet tiled flooring and air handling.

CAR PARKING

The property is allocated a total of 4 car parking spaces, with additional EV charging points and visitor parking also available on site.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,303 sq ft (121.07 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. There is a small estates charge payable.

QUOTED RENT

£19,995 per annum exclusive of VAT.

PLANNING

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

BUSINESS RATES

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

Rateable Value: £15,750
Rates Payable (2024/2025): £7,859.25

EPC

The property has an energy performance rating of C (67).

VAT

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





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

February 2025

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