

MODERN OFFICE ON POPULAR BUSINESS PARK—TO LET/ MAY SELL

Melford House, Unit 6, Oaklands Business Park, Yate, Bristol, BS37 5NA



- A contemporary, self contained office finished and fitted out to a high standard
- High quality board room, meeting rooms, zoom rooms and kitchen facilities already in situ
- Approximate NIA of 2,100 sq ft (195 sq m)
- 13 onsite car parking spaces to include 2 EV charging points
- Prominently located on Oaklands Business Park



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

Melford House occupies a prominent position on Oaklands Business Centre which is located close to the extensive facilities of Yate town centre. The property is situated within a 10 minute walk from Yate Railway Station and within 11 miles of Bristol city centre. Access to the motorway network is within 6 miles of Junction 19 of the M4 and within 9 miles of Junction 19 of the M4.

DESCRIPTION

Melford House is a purpose built office building providing accommodation over ground and first floors. The ground floor is arranged as a high quality break out area / kitchen with separate office and WC's with the first floor offering predominately open plan office accommodation with an attractive board room and two portioned zoom rooms/private meeting rooms.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,100 sq ft (195.09 sq m).

CAR PARKING

There are 13 demised car parking spaces with the property which include 2 EV charging points.

TERMS

The property is available to let as a whole, or consideration would also be given to a sale of the building with vacant possession. A small estates charge is payable.

RENT / PRICE

Quoting rent—£14.00 per sq ft, per annum exclusive.
Consideration would be given to a sale in the region of £400,000.

BUSINESS RATES

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

Rateable Value: £22,250
Rates Payable (2025/2026): £11,102.75

Interested parties are advised to make their own investigations direct with the Valuation Office Agency.

EPC

Rating C (52).

VAT

The property is not elected for VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham FRICS / Isobel Parnaby

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk / isobel@burstoncook.co.uk

SUBJECT TO CONTRACT

March 2025



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