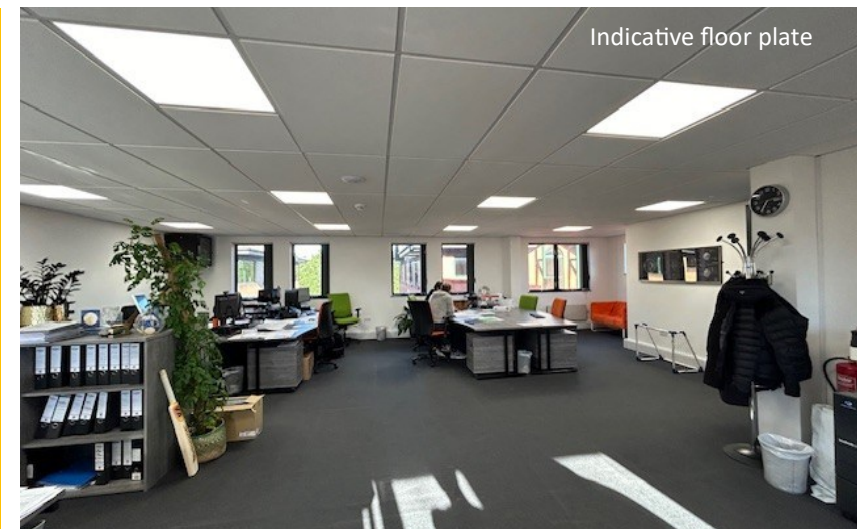


MODERN, OPEN PLAN, GROUND FLOOR OFFICE -TO LET

Unit 14, (Ground Floor), Apex Court, Almondsbury Business Park, Bristol, BS32 4JT



- Ground floor office suite
- Open plan floor plate
- Approximate NIA of 820 sq ft (76.2 sq m)
- Shower facilities & fitted kitchenette
- On site car parking



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

Apex Court is an established office park located within the Almondsbury Business Park, which a popular location and is easily accessed off Woodlands Road from the A338. Parkway Railway Station is within 4 miles and there are a range of amenities nearby including the Hilton Hotel, a pub and children's nursery within walking distance.

DESCRIPTION

Apex Court is a modern campus office development dating from 1989 and providing a total of 24 self contained office buildings.

Currently available is a ground floor office which offers an open plan working environment with carpet flooring, suspended ceiling and LED lighting and fitted kitchenette. There are shared WC and shower facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal area of 820 sq ft (76.2 sq m).

CAR PARKING

There are 2 car parking spaces demised with the ground floor suite.

RENT

£10,250 per annum exclusive ~ £12.50 psf pax.

TENURE

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

PLANNING

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

VAT

We understand that the building is elected for VAT, therefore VAT will be payable on all prices.

EPC

The property has an Energy Performance Rating of C (72).

LEGAL FEES

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

BUSINESS RATES

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency (www.voa.gov.uk).

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

Rates Payable:	£4,491
Rateable Value (2025/2026):	£9,000

The two car parking spaces have a separate Rateable Value of £750.

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency to verify this information and see if they would be eligible for small business rates relief.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO:	Finola Ingham FRICS / Luke Dodge MRICS
Tel:	0117 934 9977
Email:	finola@burstoncook.co.uk / luke@burstoncook.co.uk

SUBJECT TO CONTRACT

March 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.

