

Offices To Let

savills

BRISTOL 79 Macrae Road, Eden Office Park, Ham Green BS20 0DD

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High quality offices

- Available in floors or as a whole, 1,196 – 2,404 sq ft (111 – 223 sq m)
- 12 designated parking spaces (1:200 sq ft)
- High quality dual aspect office building
- New lease available, possible freehold sale

For Further Information:

Strictly by prior arrangement only with the sole agents

OFFICE ADDRESS
Embassy House
Queens Avenue
Bristol BS8 1SB
www.savills.co.uk/office

CONTACT
Paul Williams
0117 910 2226
07972 000 140
pmwilliams@savills.com

For further information on Bristol please visit
www.investinbristol.com

Location

Eden Office Park is situated close to the A369 on the edge of the village of Pill, conveniently positioned just 2 miles from the M5 motorway at Junction 19, and 2 miles from the Clifton Suspension Bridge. Clifton and Bristol City Centre are both within easy reach, as is Portishead with a wide range of shopping and other facilities.

Description

The accommodation comprises a modern high quality self contained end of terrace office building, providing open plan accommodation on two floors, currently divided into a number of offices and meeting rooms with demountable partitioning. Amenities include a full access raised floor, gas fired central heating, suspended ceilings with inset Category 2 lighting, and disabled WC facility.

Accommodation

79 Macrae Road provides the following approximate floor areas:-

Ground Floor:	1,196 sq ft (111 sq m)
First Floor:	1,208 sq ft (112 sq m)

Total Area: 2,404 sq ft (223 sq m)

Parking

12 designated on site car parking spaces are available with the property, (a ratio of 1 space per 200 sq ft approx).

Tenure

The property is available on the basis of a new Full Repairing and Insuring lease for a period to be agreed, either as a whole or on a floor by floor basis. Offers for the freehold interest will also be considered.

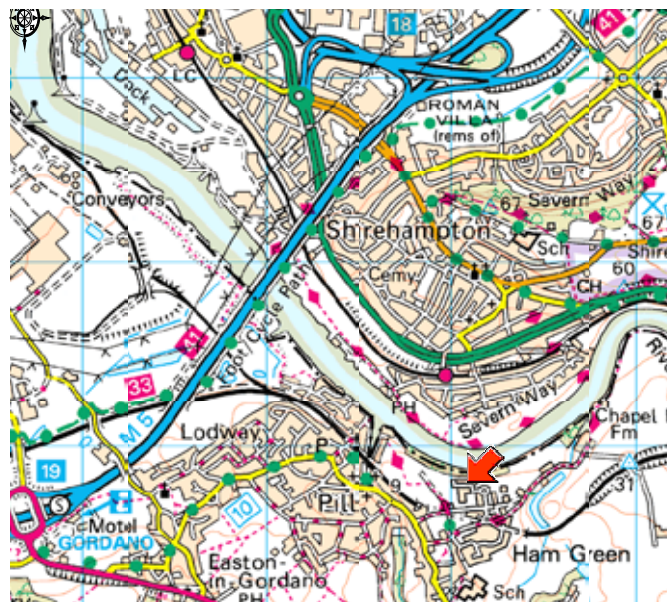
Terms

Details of rental and price available on request.

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Business Rates

Rateable Value:	£41,500
Rates Payable (2010/11):	£17,181 pa

Service Charge

An estate service charge is payable, details available on request.

VAT

Please note all figures quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

For further information or to make an appointment to view the suite please contact Paul Williams of sole agents, Savills.

Subject to Contract

May 2010

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