

FOR SALE/TO LET

Bristol - 83 Macrae Road, Eden Office Park

Ground and First Floor Accommodation totalling 1,554 sq ft

Hartnell 
TaylorCook
LLP

Office

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Location - BS20 0DD

Eden Office Park is situated on Macrae Road, accessed off Pill Road in the village of Ham Green. The Park can be accessed either from the A369 at Haberfield Hill or via Easton in Gordano at St George's Hill. Junction 19 of the M5 motorway is 2 miles to the west and Clifton Suspension Bridge is 2 miles to the east. Clifton, Bristol City Centre and Portishead are all within a short driving distance.

Description

Eden Office Park is an attractively landscaped, purpose built business park constructed over the last 11 years becoming an established and desirable out of town office location with close proximity to the M5 motorway.

83 Macrae Road is situated at the top west corner of Eden Office Park where the available accommodation is located on the ground and first floor, accessed via an entrance lobby and stairs leading to the first floor. A disabled WC is located on the ground floor and a single WC is located on the first floor.

On the ground floor, there is a reception area, partitioned offices, a kitchenette and meeting room. The accommodation on the first floor is predominantly open plan with an office in the corner.

The offices are comfort cooled with raised floors, suspended ceilings, Cat II lighting, carpeted floors, window blinds and the benefit of a total of 8 on-site car parking spaces.

Accommodation

Ground floor	72.18 sq m	777 sq ft
First floor	72.18 sq m	777 sq ft
Total	144.36 sq m	1,554 sq ft

EPC

A full energy performance certificate can be made available upon request.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed, direct from the Landlord.

The offices are available either on a floor by floor basis or as a whole. The sale of the freehold interest will also be considered.

Rent/price

£16.00 per sq ft per annum, exclusive.

Freehold price upon application.

Rates

Please verify the actual rates payable with the local authority.

Legal Costs

Each party to bear their own legal costs incurred with the transaction.

Viewing

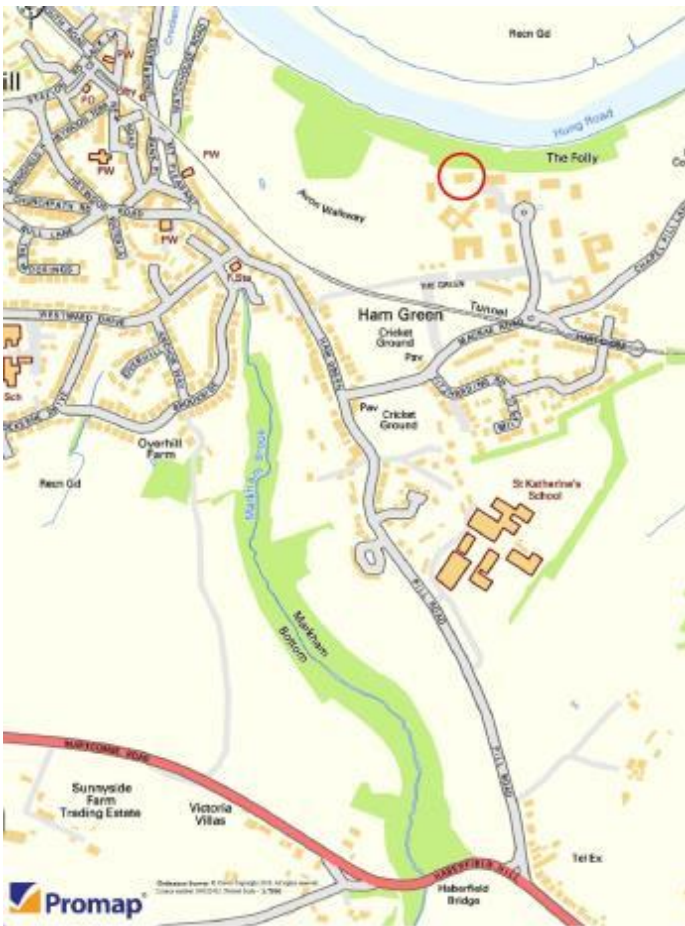
For further information or to arrange an inspection, please contact:

Natalie Bennett

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Energy Performance Certificate Non-Domestic Building



83 Macrae Road
PH1
BRISTOL
BS20 0DD

Certificate Reference Number:
0260-8916-0376-4280-4040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

79 This is how energy efficient the building is.

Net zero CO₂ emissions

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 173
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 48.33

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built
95 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



SUBJECT TO CONTRACT

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