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TO LET

SELF CONTAINED, MODERN OFFICE 85 MACRAE ROAD, EDEN OFFICE PARK, HAM GREEN, BRISTOL, BS20 0DD



- **SELF CONTAINED MODERN OFFICE OVER GROUND AND FIRST FLOOR**
- **2,323 SQ FT (215.8 SQ M)**
- **EXCELLENT CAR PARKING – 14 SPACES**
- **RECENTLY REFURBISHED**
- **NEW LEASE AVAILABLE - £14.50 PER SQ FT, PER ANNUM EXCLUSIVE**

SUBJECT TO CONTRACT

LOCATION

Eden Office Park is situated just off the A369, which has easy access onto Junction 19 of the M5 motorway approximately 2 miles to the west. Clifton Village, Bristol City Centre and Portishead all within a very short driving distance.

Eden Office Park was developed in 2003 and offers modern office accommodation in a pleasant, landscaped setting, close to the village of Ham Green with local shops and other amenities nearby.

DESCRIPTION

The building offers a self contained office with accommodation located on ground and first floors, which is open plan in nature and has recently been refurbished to include the following:-

- Double glazed windows
- Cat II lighting
- Perimeter radiators
- WC facilities
- Suspended ceilings
- Raised floors
- Fitted kitchen
- Recently refurbished to include new carpets and decorations

CAR PARKING

The office benefits from excellent car parking, having 14 on site car parking spaces.

ACCOMMODATION

In accordance with Internal Property Measurement Standards (IMPS 3), the office has a following approximate useable floor area of 2,323 sq ft (215.8 sq m).

TENURE / RENT

The property is available to rent by way of a new effectively full repairing and insuring lease for a term of years to be agreed, at a rent of £14.50 per sq ft per annum exclusive. A service charge will also be payable.

RATES

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

Rateable Value (based on draft 2017 rating):	£21,250
Rates Payable (2016 / 2017):	£10,561.25

ENERGY PERFORMANCE CERTIFICATE

Rating = C (61).

VAT

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

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS or Jayne Rixon MRICS

Tel: 0117 934 9977

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

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SEPTEMBER 2016

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.