

TO LET

Bristol - Unit 9 The Sanctuary, Eden Office Park

Refurbished self-contained two storey offices with parking

Hartnell 
TaylorCook
LLP

Office

0117 923 9234



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 short driving distance.

Description

Eden Office Park is an attractively landscaped, purpose built business park constructed over the last 10 years to be an established and desirable out of town office location within close proximity to the M5 motorway. The office park not only provides a pleasant working environment but also a very attractive car parking ratio averaging 1:195 sq ft.

The Sanctuary forms a courtyard scheme of smaller offices arranged over ground and first floor. Unit 9 will offer a fully refurbished self-contained two storey office totalling 1,945 sq ft of open plan offices benefiting from wall mounted comfort cooling, part perimeter and under floor trunking with power and data, suspended LG3 lighting and a single WC located on each floor. There is a kitchenette located at first floor level.

The courtyard is gated with a secure entry phone system and benefits from a DDA compliant passenger lift located in the corner of the courtyard to enable DDA access to the first floor units.

10 on site car parking spaces are included with the offices.

Accommodation

| | | |
|--------------|--------------------|--------------------|
| Ground floor | 92.62 sq m | 997 sq ft |
| First floor | 88.07 sq m | 948 sq ft |
| Total | 180.69 sq m | 1,945 sq ft |

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. The existing tenant's lease expires in April 2016 but may be occupied sooner subject to agreement.

Rent

£14.00 per sq ft per annum exclusive of rates, service charge and VAT.

Rates

Please verify the actual rates payable with the local authority.

Legal Costs

Each part is 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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or

Chris Grazier

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Energy Performance Certificate

Non-Domestic Building



Unit 9, The Sanctuary
62 Macrae Road
Pill
BRISTOL
BS20 0DD

Certificate Reference Number:
0210-6918-0375-4590-0030

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

60 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 195
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 49.02

Benchmarks

Buildings similar to this one could have ratings as follows:

28

if newly built

81

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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