

UNIQUE OFFICE BUILDING TO LET

Eden Lodge Studios, Eden Office Park, Ham Green, Bristol, BS20 0BX



**A HIGH QUALITY,
SELF-CONTAINED OFFICE
BUILDING WITH GENEROUS
CAR PARKING,
STRATEGICALLY LOCATED
BETWEEN CLIFTON AND THE
M5 MOTORWAY**



- **A unique, self-contained office building offering contemporary accommodation**
- **Approximately 2,777 sq ft (257.99 sq m)**
- **Set within a popular and attractive business park environment with mature landscaping and open countryside on the doorstep**
- **Low business rates and no estate charges!**
- **Located within approx. 5 minutes of J.19 of the M5 Motorway, 10 minutes of Clifton, and 20 minutes of Bristol city centre.**

LOCATION

Eden Office Park was developed in 2003 and offers a tranquil working environment on the outskirts of Bristol city centre, benefitting mature landscaping and open countryside on the doorstep, and is situated on the official Bristol cycle path which provides routes to Ashton Court, Leigh Woods, Bristol Docks and Bath.

Eden Lodge Studios occupies a prominent position at the entrance to Eden Office Park which is situated in Ham Green. The A369 is within half a mile providing easy access in less than 5 minutes to Junction 19 of the M5 motorway, Clifton within 10 minutes via the Suspension Bridge, and Bristol city centre within 20 minutes.

The village of Pill is close by and provides a good range of local amenities to include a Co-op, a Post Office, hair salon, takeaway restaurant, and various local pubs.

DESCRIPTION

Eden Lodge Studios comprises a detached office building of traditional construction with brick elevations providing high quality, contemporary studio-style office accommodation over ground and first floors.

To the ground floor, the accommodation provides for a predominantly open plan working environment, with a glazed entrance/reception area, meeting room, and fitted kitchenette and WC's (to include a disabled WC). To the first floor there are two board rooms with AV facilities, kitchenette, WC and shower facilities, and storage.

The internal specification includes LED lighting, carpeting, perimeter trunking, structured cabling, UPVC double glazing and laminated glass to the ground floor, gas central heating, and bespoke board room tables. The desk furniture can be removed or retained.

CAR PARKING

The property benefits from a private car park providing parking for approximately 8 vehicles. There is also bike storage. There is an additional public car park to the side of the property for the fishing lake which the current occupier has benefitted from the use of.

ACCOMMODATION

The property has the following approximate net internal floor areas:

Ground Floor	2,022 sq ft (187.85 sq m)
First Floor	754 sq ft (70.05 sq m)
Total	2,777 sq ft (257.99 sq m)



TENURE

The property is available to let as a whole by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

USE

The property benefits from Use Class E.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following rates designation:

Ground Floor:	£16,347
First Floor:	£6,403
Car Parking Spaces:	£1,500
Rateable Value	£24,250

The rates payable is £12,100.75

VAT

We understand that the building is VAT elected and therefore VAT is payable on all costs at the prevailing rate.

EPC

The property has an energy performance rating of C (59).

The EPC can be accessed via the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0292-2460-6730-2900-4303>

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agents:

Burston Cook

FAO: Vicki Grimshaw BSc (Hons) or Finola Ingham MRICS

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SUBJECT TO CONTRACT

April 2022

