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TO LET

*UNIQUE STUDIO OFFICE SET ON A POPULAR BUSINESS
PARK WITH EXCELLENT CAR PARKING*

EDEN LODGE STUDIOS, EDEN OFFICE PARK, CHAPEL PILL ROAD, PILL, BRISTOL, BS20 0BX



- **2,777 SQ FT (258 SQ M)**
- **SELF CONTAINED OFFICE**
- **GENEROUS CAR PARKING**
- **CONTEMPORARY SPACE**
- **NEW LEASE AVAILABLE**



SUBJECT TO CONTRACT

LOCATION

Eden Office Park was developed in 2003 and the mature landscaped environment provides a mix of tranquillity, with open countryside on the doorstep and ample car parking.

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

The village of Pill 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 is a self contained office providing contemporary studio office space over ground and first floors.

At ground floor level, the space offers a modern, open plan working environment with a break out area, fitted kitchenette and WC's (to include a disabled WC). At first floor level there are two board rooms with AV facilities, kitchenette, WC and shower facility.

SPECIFICATION

- Open plan office space
- 2 kitchenettes
- Gas central heating
- Cat II lighting / suspended lighting
- WC's and disabled WC's
- Perimeter trunking
- Bike hoops
- Designated meeting rooms with AV facilities and air conditioning in the large board room
- Bespoke board room tables
- Shower facilities
- Structured cabling

ACCOMMODATION

The property has an approximate useable floor area of 2,777 Sq Ft (258 Sq M).

CAR PARKING

The property benefits from a private car park providing parking for approximately 8 vehicles.

QUOTING TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £41,000 per annum exclusive.

NB: The property is available for occupation from 5th October 2017.

BUSINESS RATES

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

Rateable Value:	£24,250
Rates Payable (2017/2018):	£11,615.75

VAT

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

EPC

Pending.

LEGAL FEES

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 Charlie Kershaw MRICS

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SUBJECT TO CONTRACT

MAY 2017

