

**TO LET**

**Ground Floor  
Units 1 & 2 The Sanctuary  
Eden Office Park  
Ham Green  
Bristol, BS20 0DD**



**Approximately 1,804 sq ft (168 sq m) N.I.A.  
9 Parking Spaces**

**LOCATION**

1 & 2 The Sanctuary is positioned on Macrae Road, Eden Office Park, Ham Green. The property lies within 2 miles of M5 Motorway Junction 19 at Gordano whilst there is swift access to Clifton and Bristol via the A369. Eden Office Park is also situated on the cycle route from Bristol.



**WILLIAMS ■ GUNTER ■ HARDWICK**

**CHARTERED SURVEYORS**

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Williams Gunter Hardwick is a member of PAI The Independent Commercial Property Consultants Network.  
More information can be found at [www.pai.uk.com](http://www.pai.uk.com)

## DESCRIPTION

Eden Office Park provides an exceptionally attractive working environment.

The Sanctuary comprises a secure courtyard scheme of individual offices arranged over ground and first floors. Units 1 & 2 are prominently located at the front of the site and comprise a self contained, Ground Floor office benefitting from suspended fluorescent lighting, comfort cooling, WC's, fitted kitchenette and meeting rooms. The accommodation is fitted out to a high standard with offices formed by glazed partitions.

The courtyard is gated with a secure entry phone system and the premises benefit from 9 on site car parking spaces. There is a passenger lift and shared shower / w/c on the balcony area.

## ACCOMMODATION

Approximately 1,804 sq ft (168 sq m) N.I.A.

## PARKING

There are 9 car parking spaces demised to the suite and there is also unlimited free parking available close by.

## TERMS

The premises are available by way of a new full repairing and insuring lease, incorporating a service and estate charge, for a term of years to be agreed.

## RENT

£27,000 per annum exclusive.

## RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)), we understand that the property has the following assessment:-

Rateable Value: £24,250.

## EPC

The property has an EPC rating 'C' (54). A copy of the certificate is available upon request.

## VAT

All terms quoted are exclusive of VAT, where applicable.

## LEGAL COSTS

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

## FURTHER INFORMATION & VIEWING

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

**Williams Gunter Hardwick**

Clifton Heights, Triangle West, Clifton, Bristol, BS8 1EJ

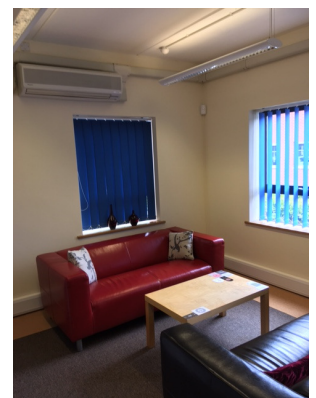
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FAO: **Andrew Hardwick**

**Mike Woodliffe**



**SUBJECT TO CONTRACT**

**JUNE 2017**

**Important:** These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquires. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.