



PROPERTY CONSULTANTS

**DRAFT PARTICULARS**

**TO LET**

MODERN BUSINESS UNIT  
CLOSE TO M4/M5 MOTORWAY INTERCHANGE



491.41 SQ M (5,288 SQ FT)  
PLUS OPTIONAL MEZZANINE 310.4 SQ M (3,340 SQ FT)

UNIT 10, EAGLESWOOD BUSINESS PARK  
ALMONDSBURY  
BRISTOL BS32 4EU

**0117 973 1474**

**E T PARKER** PROPERTY CONSULTANTS & CHARTERED SURVEYORS  
Combe House, 33 Oakfield Road, Clifton, Bristol, BS8 2AT

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A list of Partners is available at the above address

## LOCATION

Eagleswood Business Park is prominently located within 1 mile of the M4/M5 interchange at Junction 16 of the M5 motorway.

Bristol City Centre lies approximately 8 miles to the south, and Bristol Parkway is within 3 miles and provides intercity rail links to the London Paddington.

## DESCRIPTION

Eagleswood Business Park is a high quality development of light industrial/business units in an attractive landscaped environment.

The property comprises an end terrace unit with allocated parking to the front. Internally the unit has been fitted out to provide ground and first floor offices to the front elevation with warehouse/storage to the rear.

The building includes the following specification:-

- Modern portal frame construction
- Full height roller shutter door
- Carpeting to offices
- Suspended ceilings with recessed lighting
- Three phase electrical supply
- Electric heating
- Male/Female/Disabled WC facilities

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) on a Gross Internal Area (GIA) and comprises the following approximate areas:-

Ground Floor	422.15 sq m	(4,542 sq ft)
First Floor Offices	69.26 sq m	(745 sq ft)
Mezzanine	311.30 sq m	(3,350 sq ft)
<b>Gross Internal Area</b>	<b>491.41 sq m</b>	<b>(5,288 sq ft)</b>

## TENURE

The property is available by way of an assignment of the existing head lease which expires 28 September 2014 or alternatively, by way of a sub-lease for a term of years to be agreed.

## RENT

£39,500 per annum exclusive

## RATES

From enquiries undertaken with the local taxation department, we are advised that the unit is currently assessed for business rates as:-

Description:	Store & Premises
Rateable Value:	£42,750

## SERVICES

We understand the property is connected to mains water, drainage, gas and three phase electricity.

## PLANNING

We understand that the premises has planning consent B8 (storage or distribution) under the Town & Country Planning (Use Classes) Order 1987.

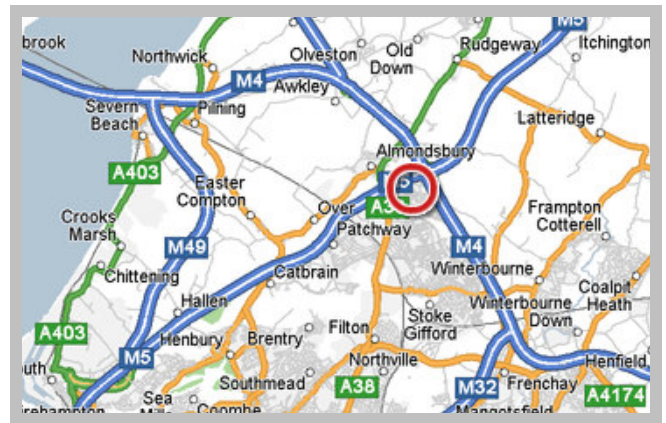
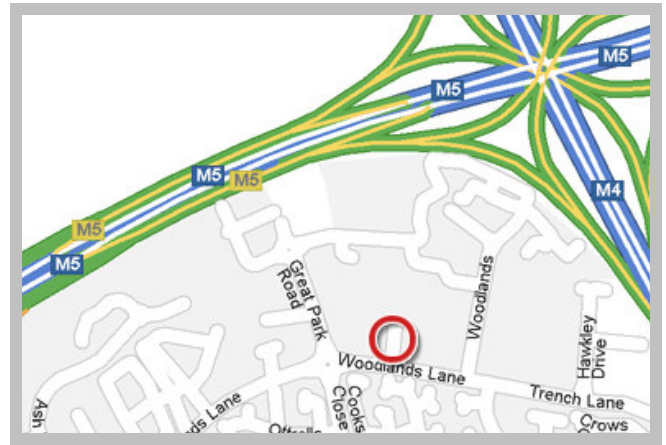
## COSTS

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

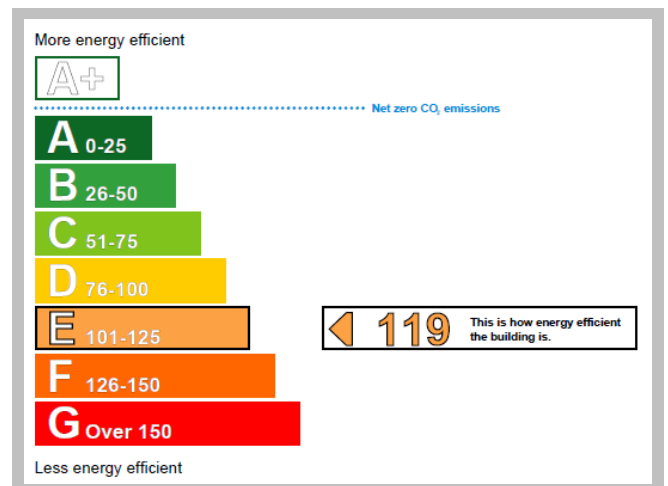
## VAT

All prices are quoted exclusive of VAT whether or not chargeable.

## LOCATION PLANS



## ENERGY PERFORMANCE RATING (EPC)



## VIEWING & FURTHER INFORMATION

Strictly through sole agents:-

### ETP Property Consultants

Contact: Ed Le Masurier  
Tel No. 0117 317 1729  
E-mail: edlemasurier@ETPproperty.co.uk

## SUBJECT TO CONTRACT