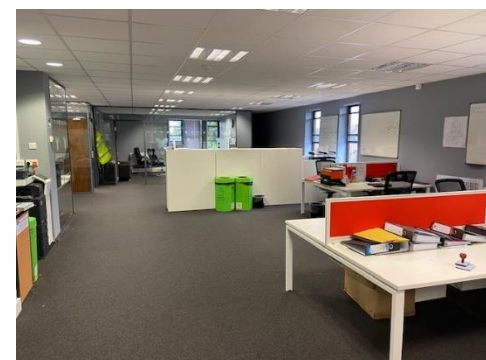


TO LET

## MODERN SELF-CONTAINED OFFICE SUITE 197.11 SQ M (2,122 SQ FT)

FIRST FLOOR, BRADBROOKE HOUSE, ALMONDSBURY BUSINESS CENTRE, BRISTOL, BS32 4QH



- High quality first floor office suite in an established office location
- Finished to a contemporary specification providing open plan accommodation
- Nine allocated car parking spaces
- Excellent road and public transport communications

# TO LET

## LOCATION

This property is located on Almondsbury Business Centre, a purpose-built development of office premises situated in North Bristol, approximately one mile from Junction 16 of the M5 motorway and 10 miles from Bristol city centre.

This is an established office location, with nearby occupiers including Redrow Homes, RAC, DHL and Regus.

## DESCRIPTION

The property comprises a first floor self-contained office suite within a two storey detached office building. It comprises predominantly open plan accommodation, with a number of glazed partitions creating private offices and meeting rooms.

The property is of a modern specification, with gas fired central heating, suspended ceilings incorporating integrated lighting, Category 5 cabling and a mix of carpet and vinyl floor coverings.

Externally, there is allocated parking for nine cars on a block paved forecourt to the front.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following (approx) areas:-

Floor	Sq m	Sq ft
First Floor		
Offices	197.11	2,122
WCs	-	-
<b>Net Internal Area</b>	<b>197.11</b>	<b>2,122</b>
External		
Nine car parking spaces		

## TENURE

Available by way of an assignment of the existing lease, or by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

£15.50 per sq ft.

## BUSINESS RATES

The rating list entry with effect from April 2017 is:-

Description:	Offices & Premises
Rateable Value:	£26,500.00
Amount Payable 2020/2021:	£13,223.50

Interested parties are advised to make further enquiries with the Valuation Office Agency to ascertain the likely business rates payable.

## PLANNING

The property has planning consent for E (Office) use under the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. This was formerly known as B1(a). Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

## 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.

## EPC

The property has an energy efficiency rating of C (68).

## CONTACT

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