

TO LET - MODERN FIRST FLOOR OFFICES

Bristol

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PROPERTY CONSULTANTS



**HIGH QUALITY OFFICE
ACCOMMODATION
WITHIN A PRIME
BUSINESS PARK
LOCATION**

**2,145 sq ft (199 sq m)
net approx**

With 10 car parking spaces

**First Floor
Building 350
Bristol Business Park
BS16 1EJ**



First Floor, Building 350, Bristol Business Park, BS16 1EJ

Location

Bristol Business Park is at the very heart of the region's most prominent business community just 5 miles north of Bristol city centre and within two miles of Junction 19 of the M4 motorway.

Bristol Business Park is now one of the major business parks in the South West with over 250,000 sq ft of accommodation occupied by companies including Babcock, Motability, Thales, Boeing, UWE and QinetiQ.



Accommodation

Area	Sq ft	Sq m
First Floor	2,145	199
TOTAL	2,145	199

All measurements are approximate Net Internal Areas.

Description

Building 350 comprises a high quality self-contained two-storey office building which forms part of the Office Village in Bristol Business Park. The first floor which is predominantly open planned and has recently undergone refurbishment, benefits from the following:

- Redecorated throughout
- New carpeting throughout
- Meeting Room
- Raised floors
- Suspended ceilings with LED lighting
- Gas fired central heating
- Comfort cooling
- Shower facility
- Kitchen
- 10 on-site car parking spaces
- Secure X server room.

Lease

The accommodation is available by way of a new flexible full repairing and insuring service charge lease for a term of years to be agreed.

Rent

Upon application

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for offices, but all interested parties should make their own enquiries to the Planning Department of South Gloucestershire Council : 01454 868004 or www.southglos.gov.uk

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

Interested parties should make their own enquiries to South Gloucestershire District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is C (57). The full certificate and recommendations can be provided on request.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

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

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Ref: JBR/0164/PEN

Date: Jan 2019

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