



TO LET/MAY SALE

78 Macrae Road

Eden Office Park, Ham Green, Bristol, BS20 0DD

Self-contained office accommodation within onsite car parking – 865 – 1,755 sq ft net approx.

Location

Eden Office Park is located just off the A369 and is only a short drive from Portishead and enjoys easy access to the M5 via junction 19. Clifton village and Bristol city centre are also within easy reach, approximately 4 and 6 miles away, respectively.

Eden Office Park is situated within an attractive parkland setting and is close to local shops and other amenities within the village of Ham Green.

Occupiers on the estate, include Agresso, Jacobs, Paradigm Norton, ROK and Serco.



M5



2 miles east

M4



11 miles northwest

Portishead



5 miles

Bristol



6 mile

Accommodation

Description

This mid-terrace office building is set within an attractive landscaped estate. The available accommodation is located at ground and first floor levels and can be offered as a whole or on a floor by floor basis.

Parking

The accommodation has a total of 9 available parking spaces.

Services

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

Area	Sq Ft	Sq M
Ground floor	865	80.3
First Floor	890	82.7
TOTAL	1,755	163

Fully accessible raised floors



Suspended ceilings



Comfort cooling



Onsite parking



LED lighting



Kitchenette



WC & Shower facilities





Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of North Somerset Council.

Tel: 01934 888888 or www.n-somerset.gov.org

Business Rates

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

Energy Performance Certificate

The EPC Rating is C-74 and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

VAT

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

Tenure

The accommodation is available as a whole or on a floor by floor basis, by way of a new full repairing and insuring service charge lease, for a term of years to be agreed.

Alternatively, consideration may be given to the freehold disposal.

Rent

The accommodation is offered to let for £16.50 per sq ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

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 the landlord's discretion.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Alder King Property Consultants

Pembroke House
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AK Ref: TWD / 99081
Date: January 2026
Subject to Contract

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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. 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.

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PROPERTY CONSULTANTS

