

OFFICES TO LET

Pill, Bristol

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PROPERTY CONSULTANTS



MODERN SELF-CONTAINED GROUND FLOOR OFFICES

Building C2E
78 Macrae Road
Eden Office Park
Pill
Bristol
BS20 0DD

865sq ft (80 sq m)
net approx.



Building C2E, Eden Office Park, Pill, Bristol, BS20 0DD

Location

Eden Office Park is situated just off the A369 and has easy access to the M5 via junction 19. Clifton Village and Bristol City Centre are within easy reach, approximately 3 miles away.

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 in the park include Amicus, Agresso, Redrow, Serco and Rok.



Accommodation

The accommodation is arranged over ground and first floor levels,.

Area	Sq ft	Sq m
Ground Floor	865	80
First floor	LET	LET

All measurements are approximate Net Internal Areas.

Description

This mid-terrace office building benefits from on-site car parking spaces set amongst a landscaped estate. The available accommodation benefits from:-

- Fully raised floors
- Comfort cooling and heating
- Suspended ceilings incorporating new LED lighting
- Male/female/disabled WC facilities
- Security alarm

Terms

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

Rent

On 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.

Any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We are verbally advised that the accommodation has planning consent for office accommodation but all interested parties should make their own enquiries to the Planning Department at North Somerset Council. Tel: 01934 888888 or www.n-somerset.gov.uk.

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.

Legal Costs

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

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 quality of covenant/landlord's discretion.

Energy Performance Certificate

The energy performance certificate rating is C (67).

The full certificate and recommendations can be provided on request.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

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Asbestos Regulations

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 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.

We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

Subject to Contract

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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.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.



Viewing Arrangements

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

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