

# OFFICE TO LET

## Rudgeway, Bristol

**alder king**

PROPERTY CONSULTANTS



**HIGH QUALITY OFFICES  
WITH ON-SITE CAR  
PARKING ONLY 3 MILES  
FROM THE M5/M4  
INTERCHANGE**

Ground Floor  
Unit 7 Pinkers Court  
Briarland Office Park  
Rudgeway  
Bristol  
BS35 3QH

**1,620 sq ft  
(150.5 sq m) approx.**



# Unit 7 Pinkers Court, Briarland Office Park, Rudgeway, Bristol, BS35 3QH

## Location

Briarland Office Park is a successful campus style office development in a rural setting on the main A38 Gloucester Road approximately 3 miles north of Junction 16 of the M5 providing easy access to the motorway and only 12 miles away from Bristol City Centre.



The Park is within easy reach of the motorway network as well as being close to Thornbury town centre which provides a good range of shopping, leisure and eating facilities whilst The Mall at Cribbs Causeway and Bristol Parkway train station are both within a 10 minute drive.

## Accommodation

Area	Sq ft	Sq m
Ground floor	1,620	150.5
First Floor	LET	LET
<b>TOTAL</b>	<b>1,620</b>	<b>150.5</b>

All measurements are approximate Net Internal Areas.

## Description

The units on Briarland Office Park all provide high quality open plan office accommodation within a well managed and landscaped setting. The specification of this unit includes the following amenities:

- Heating and Cooling system
- LED light fittings
- Fitted kitchen
- Male / Female / Disabled WC facilities
- Onsite shower facilities

## Lease

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

## Parking

There are 5 demised parking spaces available plus access to informal on site visitors parking.

## 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. Tel: 01454 868004 or [www.southglos.gov.uk](http://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 Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

We are advised that the Rateable Value for the unit is £18,000

## 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 full certificate and recommendations can be provided on request.

## 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.

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## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## 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 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.



The internal photograph is historic, however it is representative of the specification of the unit.



## Viewing Arrangements

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

## Alder King Property Consultants

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**Date:** April 2022

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