

# For Sale/To Let

New high quality  
A Rated  
energy efficient  
office building

 Cutter  
Court  
BRISTOL

Macrae Road  
Eden Office Park  
Ham Green  
Bristol BS20 OEB

Approximately  
3,528 sq ft (328 sq m)  
17 car parking spaces

A development by

**SUMMERFIELD**



## Location

Cutter Court is located on Eden Office Park at Ham Green, which lies approximately 5 miles west of Bristol city centre and 2 miles east of M5 Motorway Junction 19 at Gordano. Eden Office Park provides an exceptional mature campus office environment with low rise office buildings and attractive well tended landscaping.

Clifton is within a few minutes drive and provides a wide range of retail and leisure amenities, whilst local facilities are available nearby in Pill.

## Description

Cutter Court comprises a new office building providing highly efficient open plan offices arranged over two floors with a high quality entrance hall and well appointed WC facilities.

The building is designed to provide a highly effective, energy efficient open plan working environment with a specification to include;

- 17 car parking spaces
- Fully accessible raised floors
- Suspended ceilings to the ground floor office and exposed full height to first floor
- High quality thermally efficient glazing
- Air source heat pump heating system
- Windcatchers providing ventilation
- Sun pipes providing natural lighting to the gents WC's.
- Solar shading to south elevation windows
- Low energy light fittings with PIR movement sensors.

At this stage the building can be designed to accommodate individual occupier's specific requirements.

## Accommodation

Ground Floor	1,775 sq ft	165 sq m
First Floor	1,753 sq ft	163 sq m
<b>Total</b>	<b>3,528 sq ft</b>	<b>328 sq m</b>

## Parking

The building benefits from 17 car parking spaces.

## Terms

The building is offered for sale either by way of a site sale or turnkey package to be supplied by the developer.

Consideration will be given to offers on an occupational lease basis.

## Price

For details please contact the sole agents.

## VAT

All terms quoted are exclusive of VAT where applicable.

## Legal costs

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

## EPC Rating

More energy efficient



Net Zero CO2 emissions

**A** 0-25

**23** This is how energy efficient the building is.

**B** 26-50

**C** 51-75

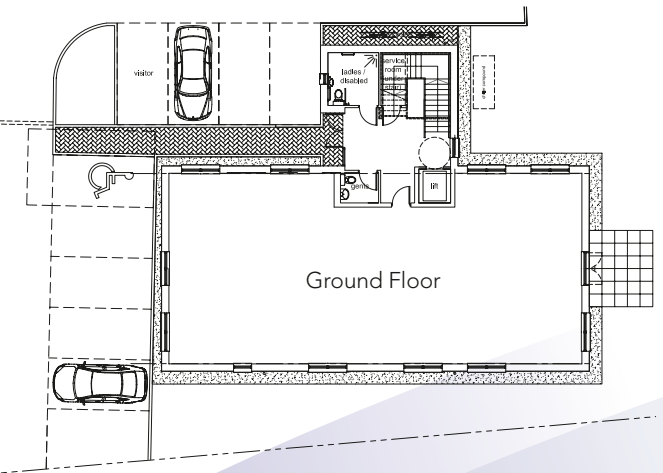
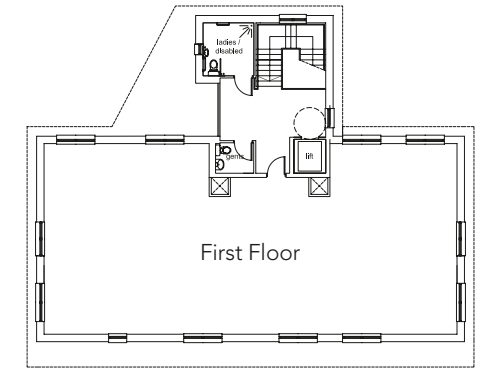
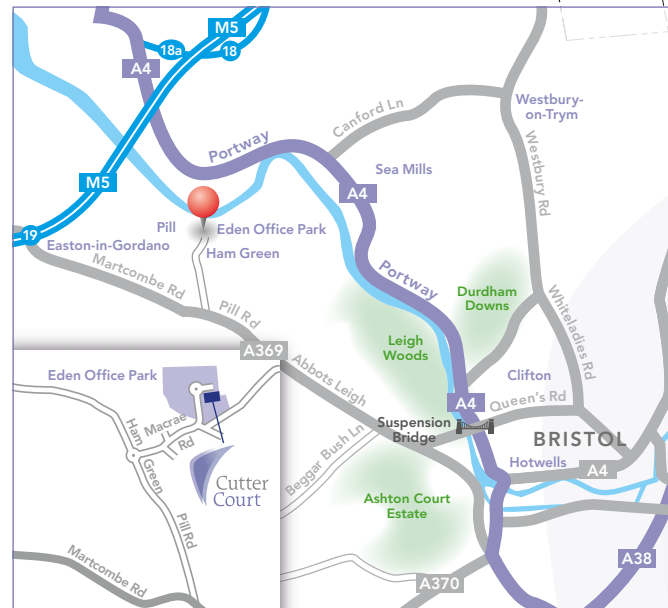
**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient



## Further information

For further information please contact the sole agents.

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## Important Notice

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