

For Sale – Development Opportunity

With Short Term Income

Apollo House, Axis 4/5 Woodlands, Almondsbury, Bristol, BS32 4JT

Hartnell
TaylorCook



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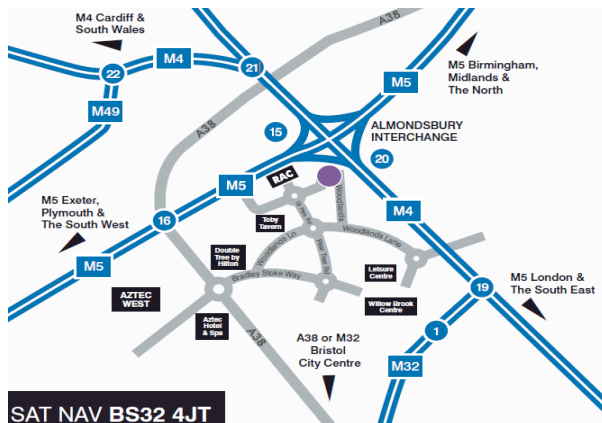
Opportunity

A unique opportunity to purchase a well located and substantial office building in need of modernisation and refurbishment.

- The layout allows for letting either on a floor by floor basis or as a single building.
- The configuration offers a modern open plan layout with lift to all floors and WC facilities at landing level.
- Neighbouring buildings have achieved £15 per sq ft in refurbished condition.
- Short term income from TSB at **£17,257 + VAT** per annum.

Location

- Located on Almondsbury Business Park, an established North Bristol business park overlooking the intersection of the M4 / M5 motorways
- Accessed via Junction 16 of the M5
- Approximately 7 miles north of Bristol city centre
- ½ mile to the east of Aztec West Business Park
- Bristol Parkway Railway Station is 2 miles to the south, with services to London Paddington (fastest journey time 1 hour 23 minutes)



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Other Occupiers / Nearby Facilities

- RAC
- Double Tree by Hilton
- The Aztec Centre
- The Aztec Hotel & Spa
- Tesco Extra
- Bradley Stoke Leisure Centre
- Starbucks
- Happy Days Nursery
- Saffron Indian Restaurant
- Local coffee shop located at Apex Court
- Cribbs Causeway is less than a 10 minute drive away with occupiers such as Marks and Spencer and John Lewis



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Description

The property comprises a semi detached office over 3 floors and provides a unique opportunity to purchase a substantial freehold property.

Furthermore, the office is being sold 'as seen' to allow a purchaser to personalise the building and refurbish it to suit their needs.

The property currently has the following specification:

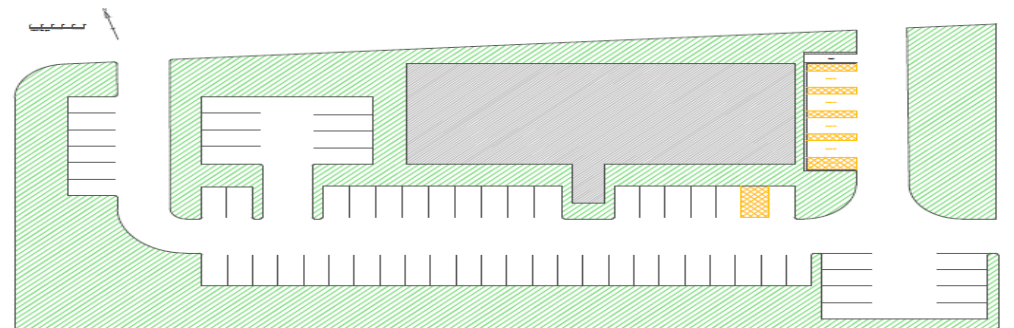
- Open plan floor plates currently fitted with demountable partitioning
- Carpet tiles
- WC, shower and kitchenette facilities
- Suspended ceilings with cat || lighting
- Double glazing
- Raised floors with floor boxes
- 1 x 8 person passenger lift



Car Parking

Externally, the property has been landscaped with a mixture of paved and planted areas and benefits from 34 allocated car parking spaces.

The car parking ratio equates to 1:214 Sq Ft.



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Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) the building has an approximate total net internal floor area of 7,279.5 sq ft (676.3 sq m).

Consideration would also be given to a floor by floor letting.

	SQ FT	SQ M
Ground Floor Reception	124.8 sq ft	11.6 sq m
Ground Floor	2,252.9 sq ft	209.3 sq m
First Floor	2,401.4 sq ft	223.1 sq m
Second Floor	2,500.4 sq ft	232.3 sq m
Total	7,279.5 sq ft	676.3 sq m



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Tenure

The freehold is available to purchase with vacant possession.

Income

TSB paying £17,257 + VAT per annum for demised car parking spaces.

Price

Offers in excess of £575,000 (£79 per sq ft)

Business Rates

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency (www.voa.gov.uk).

VAT

We understand the building is elected for VAT and therefore VAT will be payable on all prices.

EPC

Rating D (77).

Legal Costs

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

Viewing

Viewing strictly by appointment through the joint agent Hartnell Taylor Cook and Burston Cook.



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For further information or to arrange an inspection of the site, please contact the below:

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SUBJECT TO CONTRACT
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