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# **TO LET**

## **GROUND FLOOR, BRADBROOKE HOUSE, ALMONDSBURY BUSINESS CENTRE, BRISTOL, BS32 4QH**



- **MODERN, PREDOMINANTLY OPEN PLAN OFFICE**
- **2,020 SQ FT (188 SQ M)**
- **8 CAR PARKING SPACES, BIKE STORAGE AND SHOWER**
- **EXCELLENT ACCESS TO M4/M5 JUNCTION**
- **LOCATED ON A POPULAR BUSINESS PARK**

**SUBJECT TO CONTRACT**

## LOCATION

Bradbrooke House is situated in Almondsbury Business Centre which is located in an established business park approximately 7 miles north of Bristol city centre and 1 mile from Junction 16 of the M5. Bristol Parkway rail station is approximately 2 miles to the south and has a mainline service to London Paddington (fastest journey time 1hr 23 minutes). Also located within a few minutes walk of the property is Happy Days Nursery, a local coffee shop and Indian restaurant. Other nearby amenities include the Aztec Centre, Aztec Hotel & Spa, Tesco Express and Starbucks.

## DESCRIPTION

The office suite is located on the ground floor and provides predominantly open plan accommodation with several partitioned meeting rooms already in situ. The suite benefits from carpet covered flooring, Cat 5 cabling, suspended ceilings with recessed lighting, full access raised floors and comfort cooling system. There is a large kitchen/staff room, male and female WC's, as well as a shower.

There are bike storage racks to the side of the property together with outside seating areas.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) the property has an approximate net internal floor area of **2,020 sq ft (188 sq m)**.

## CAR PARKING

There are 8 allocated parking spaces, therefore a parking ratio of 1:252.

## TENURE

The suite is available to rent by way of an assignment of the existing lease which expires on the 12<sup>th</sup> August 2020 at a rental of **£14.00** per sq ft per annum exclusive. The suite could also be made available by way of a sub lease, or alternatively a new lease could be agreed directly with the landlord.

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the premises has the following designation:-

Rateable Value:	£25,750
Rates Payable (2018/2019):	£12,360

## EPC

Rating C (68).

## VAT

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

## LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents: -

### Burston Cook

FAO: Finola Ingham MRICS / Holly Boulton BSc (Hons)  
Tel: 0117 934 9977  
Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk) / [holly@burstoncook.co.uk](mailto:holly@burstoncook.co.uk)

**Knight Frank**  
Andy Smith  
0117 9174537

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**SEPTEMBER 2018**

Control of Asbestos at Work Regulations 2012

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.



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