

OFFICES TO LET

Cedar House, Brotherswood Court, Bristol BS32 4QW



Location

Brotherswood Court is situated on Almondsbury Business Park which is an established business park approximately 7 miles north of Bristol city centre and half a mile to the east of Aztec West Business Park. Other office occupiers on Almondsbury include RAC, Kerry Foods and Cemex. Access to Junction 16 of the M5 is approximately 1 mile from Brotherswood Court and Bristol Parkway rail station is approximately 3 miles to the south. Parkway station has mainline services to London Paddington (fastest journey time 1hr 23 minutes).

Description

Brotherswood Court is a purpose built office development which was developed around three existing farm buildings in the early 1990's and comprises 8 office buildings and a restaurant. The park stands out for its attractive and mature landscaping and use of reconstituted stone for the external elevations on the majority of the buildings.

Cedar House provides accommodation over ground, first and second floors with the suites due to be refurbished to provide new carpets, decorations, new ceiling tiles and double glazing. The building is available either as a whole or on a floor by floor basis and has the following approximate floor areas which have been measured on a Net Internal Area basis:

Floor Areas

Ground Floor	1,887 sq ft
First Floor	2,083 sq ft
Second Floor	2,023 sq ft
Total	5,993 sq ft

Specification

The accommodation provides the following specification

- Suspended ceilings with recessed lighting.
- Raised carpeted floors.
- Central heating.
- Double glazed windows.
- Male and Female WC's.
- On site car parking.

Key Features

- Self-contained building
- Attractive business park location
- On-site car parking
- Approx. 3 miles from Bristol Parkway Rail Station
- Close to M4/M5 interchange

Viewing

By appointment via:

Alex Riddell

t: +44 117 943 5885

e: alex.riddell@cbre.com

Peter Martin

t: +44 117 943 5763

e: peter.martin3@cbre.com

CBRE Limited

13 & 14 Floors, Clifton Heights, Triangle West,
Bristol BS8 1EJ

www.cbre.co.uk

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

CBRE

OFFICES TO LET

Cedar House, Brotherswood Court, Bristol BS32 4QW

Car Parking

On site car parking is available at ratio of 1 space per 250 sq ft

Tenure

The suites are offered on the basis of a new effectively full and repairing and insuring lease (by way of a service charge) for a term to be agreed.

Rent

The passing rent is approximately £14.50 per sq ft per annum exclusive of VAT.

Service Charge and Insurance

Service charge and Insurance is payable. Further details available upon request.

Business Rates

Interested parties are advised to make their own enquiries to the valuation office. Business Rates are payable.

VAT

VAT is payable on rent, service charge and insurance.

EPC

The EPC rating is between C-51 and C-58. A copy of the certificate and recommendation report are available upon request

Further Information

For further information, please contact the sole joint agents Alex Riddell or Peter Martin of CBRE on 0117 9435757. Alternatively contact our joint agent Burston Cook.

Subject to contract - September 2018

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.