

It's as easy as **abc**

- a** Buy now
- b** Buy later
- c** Lease now

[www.almondsburybusinesscentre.co.uk](http://www.almondsburybusinesscentre.co.uk)



Almondsbury  
Business  
Centre



Occupier & Investment  
Opportunities available







Almondsbury  
Business  
Centre

It's as simple as **abc** to own your business premises at a fraction of the cost of renting. Alternatively flexible leases are available with a fixed price option to purchase with 75% mortgage finance available, subject to status.



## Location

Almondsbury Business Centre is situated in a prime position at the M4/M5 motorway interchange to the north of Bristol city centre. Parkway railway station is within 4 miles and there are a range of amenities including Hilton Hotel, Tesco Express, a pub, restaurants and a children's nursery in walking distance. Further afield the newly opened Willow Brook Retail Centre provides a wide range of amenities.

There are major occupiers from all business sectors based in Almondsbury Business Centre and the immediate area including; AXA, Barratt Homes, RAC, Orange, Capita and NHS Direct.

## Description

Almondsbury Business Centre comprises nine modern office buildings in a mature landscaped setting. There are dedicated car parking spaces and fantastic external seating zones for occupiers to enjoy. The buildings have been refurbished to a high standard to provide some of the best quality accommodation in the area. A range of opportunities are available – please see the enclosed documentation.

## The Opportunity

### a Buy now

Purchase the building now at competitive rates

### b Buy later

Take a 'Flexi Lease' with a fixed price option to purchase

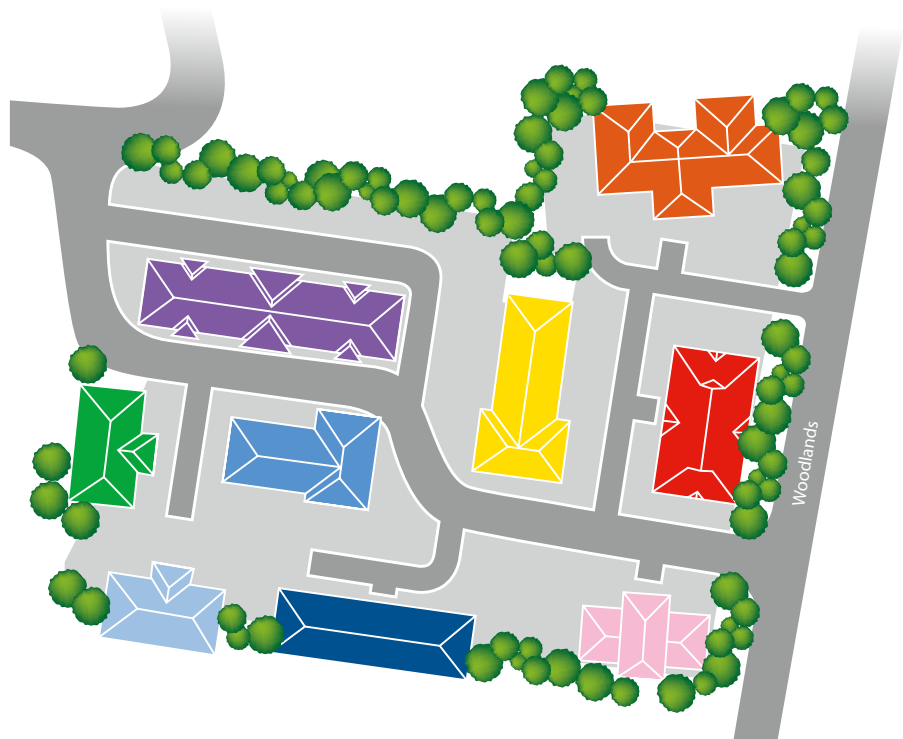
### c Lease now

Take a new lease for a term of years to be agreed

Full details and costs are enclosed.

## Need a Mortgage? – We can arrange this

The Landlord has formed an alliance with Business Finance Bureau who can offer a unique role in providing finance on very attractive terms, subject to applicant status. Business Finance Bureau can source competitive interest rates and flexible deals with great loan to value percentages. They will work for you in assisting you every step of the process and excel with over 20 years of financial service expertise. Please see enclosed documentation.



- Broadway House
- Ashwood House
- Draycott House
- Bradbrooke House
- Bredon House
- Stanway House
- Barratt House
- Linden House
- Fernleigh House

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### Viewing

Strictly by prior appointment with joint sole agents.

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ccollis@alderking.com  
Tom Dugay  
tdugay@alderking.com

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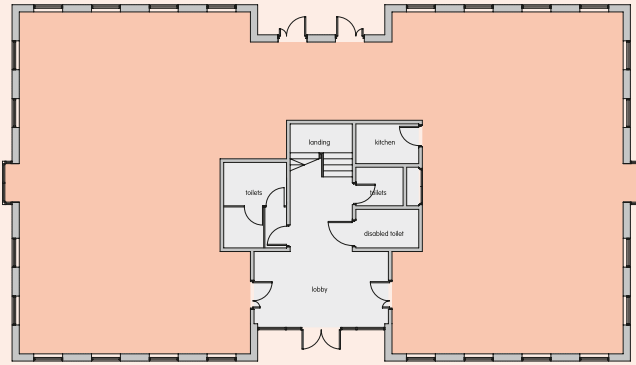
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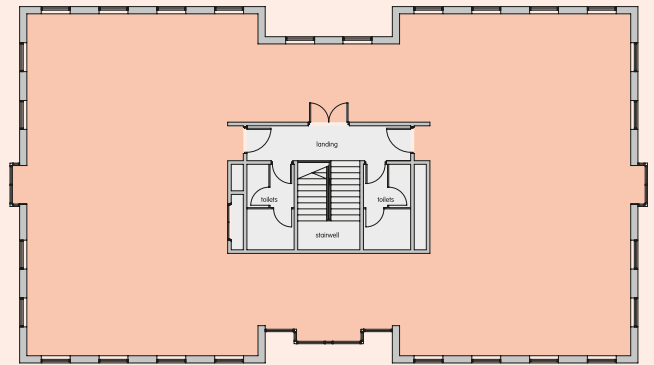
## Linden House



Occupier & Investor  
Opportunities available  
3,205 - 6,558 sq.ft.  
(298 - 609 sq.m.)



Ground Floor Office Plan



First Floor Office Plan

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Linden House

### The Opportunity:

Floor	Availability	sq.ft.	Parking	Price	Rent Pa
FF	Vacant	3,353	1:230	£486,185	£40,236
GF	Let until end September 2014 at a rent of £41,080 (not in occupation)	3,205	1:230	-	-
Total		6,558	1:230	£973,000	-

#### a Buy now

Purchase the building now at competitive rates.

#### b Buy later

Take a 'Flexi Lease' with the option to purchase in the first two years.

#### c Lease now

Take a new lease for a term of years to be agreed.

All costs quoted exclude VAT which is applicable. Please see the mortgage illustration attached. Subject to contract and status.



### Specification

The building has been refurbished to a high standard to provide some of the best quality accommodation in the area. The specification includes:

- New suspended ceilings with modern low glare lighting
- Newly redecorated and re-carpeted with contemporary finishes
- Gas fired central heating
- Newly refurbished WCs
- Raised floors with floor boxes allowing easy cable distribution
- High quality entrance areas
- Use of external occupier breakout zones with high quality brushed steel seating and canopies
- Cycle racks



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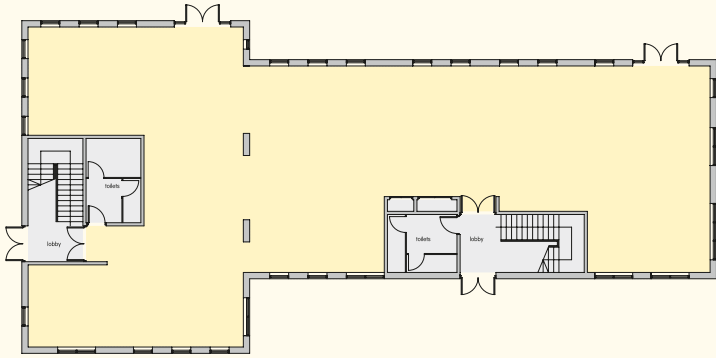
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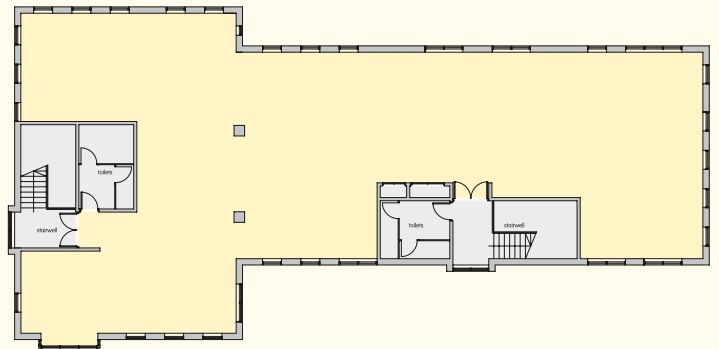
## Stanway House



Occupier & Investor  
Opportunities available  
3,415 - 6,932 sq.ft.  
(317 - 644 sq.m.)



Ground Floor Office Plan



First Floor Office Plan

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Stanway House

## The Opportunity:

Floor	Availability	sq.ft.	Parking	Price	Rent Pa
FF	Let on a tenancy at will subject to a 3 month notice period at a rent of £56,436 pa inclusive	3,517	1:230	-	-
GF	Vacant	3,415	1:230	£495,175	£40,980
Total		6,932	1:230	£1,015,460	-

### a Buy now

Purchase the building now at competitive rates.

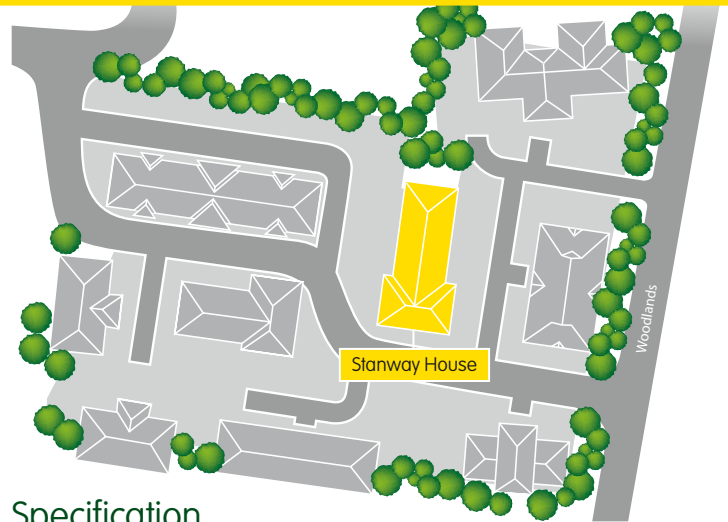
### b Buy later

Take a 'Flexi Lease' with the option to purchase in the first two years.

### c Lease now

Take a new lease for a term of years to be agreed.

All costs quoted exclude VAT which is applicable. Please see the mortgage illustration attached. Subject to contract and status.



## Specification

The building has been refurbished to a high standard to provide some of the best quality accommodation in the area. The specification includes:

- New suspended ceilings with modern low glare lighting
- Newly redecorated and re-carpeted with contemporary finishes
- Gas fired central heating
- Newly refurbished WCs
- Raised floors with floor boxes allowing easy cable distribution
- High quality entrance areas
- Use of external occupier breakout zones with high quality brushed steel seating and canopies
- Cycle racks



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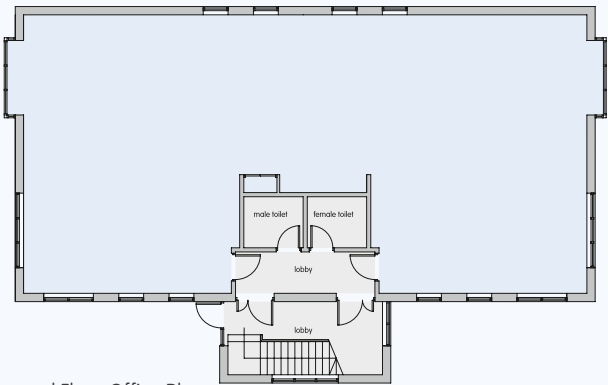
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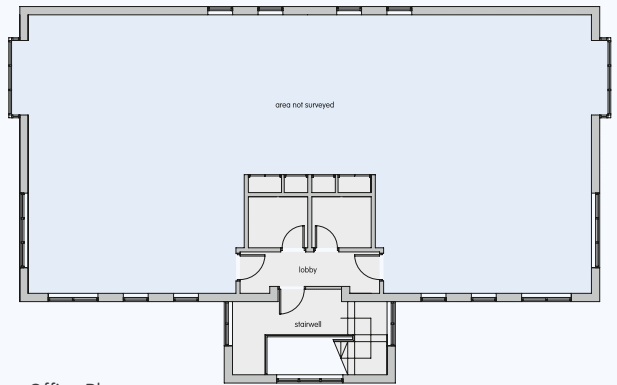
## Bradbrooke House



Occupier & Investor  
Opportunities available  
2,013 - 4,076 sq.ft.  
(187 - 378.7 sq.m.)



Ground Floor Office Plan



First Floor Office Plan

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Bradbrooke House

## The Opportunity:

Floor	Availability	sq.ft.	Parking	Price	Rent Pa
FF	Vacant	2,063		£299,135	£28,882
GF	Let until March 2015 at a rent of £26,663	2,013			
Total		4,076		£652,160	

### a Buy now

Purchase the building now at competitive rates.

### b Buy later

Take a 'Flexi Lease' with the option to purchase in the first two years.

### c Lease now

Take a new lease for 10 years

All costs quoted exclude VAT which is applicable. Please see the mortgage illustration attached. Subject to contract and status.



## Specification

The building has been refurbished to a high standard to provide some of the best quality accommodation in the area. The specification includes:

- New suspended ceilings with modern low glare lighting
- Newly redecorated and re-carpeted with contemporary finishes
- Gas fired central heating
- Newly refurbished WCs
- Raised floors with floor boxes allowing easy cable distribution
- High quality entrance areas
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- Cycle racks



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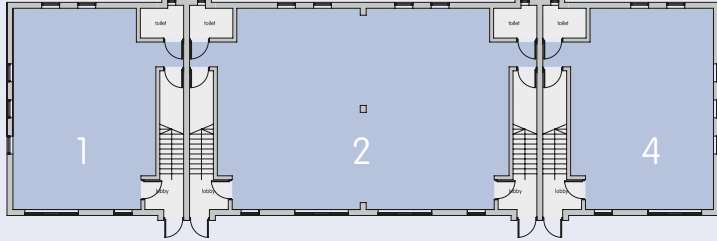
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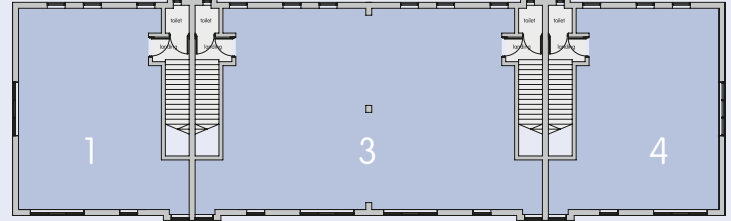
## Bredon House



Occupier & Investor  
Opportunities available  
1,543 - 6,398 sq.ft.  
(143 - 594 sq.m.)



Ground Floor Office Plan



First Floor Office Plan

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Bredon House

### The Opportunity:

Floor	Availability	sq.ft.	Parking	Price	Rent Pa
Part GF & FF no.4	Vacant	1,566	1:230	£227,070	£21,924
Part FF no.3	Vacant	1,731	1:230	£250,995	£24,234
Part GF no.2	Vacant	1,558	1:230	£225,910	£21,812
Part GF & FF no.1	Let until March 2015 at a rent of £22,358	1,543	1:230	-	-
<b>Total</b>		<b>6,398</b>	<b>1:230</b>	<b>£1,019,641</b>	<b>-</b>

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### Specification

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Business Finance Bureau (Bristol) is part of the Commercial Finance Brokers (UK) Ltd group of companies. As 'whole of market' independent commercial and business finance brokers, we deal with all commercial lenders operating in the UK, providing our clients with the most competitive facilities.

With a broking team of exceptional experience, your proposal will always be dealt with by a broker who understands 'business'. Our objective is simply to provide our clients with access to the most competitive commercial lenders in the UK, negotiate the best terms from those lenders and ensure that the process runs smoothly to a successful conclusion/completion.

There is no doubt that in today's tough commercial/business lending sector, knowledge, presentation and relationship can be the key elements to achieving the desired result.

Commercial Finance Brokers (UK) Ltd are the only approved firm of commercial finance brokers to the largest network of Independent Financial Advisors and Residential Mortgage Brokers, with 12,000+ members.

### Deposit

We appreciate that for most clients looking to purchase commercial premises the obstacle can be raising the deposit. To assist our clients with this we can look at a number of options;

- Can we use cash from your SIPP/SSAS pension?
- Can we raise funds against other assets?
- Can we raise funds against other property?

To establish if we can help and to discuss what we believe is achievable please call us now on

Telephone **01275 376 232**

or

Email [almondsbury@bfbuk.com](mailto:almondsbury@bfbuk.com)



Through Business Finance Bureau (Bristol) we are able to arrange finance on the following basis:

- Loan amount - up to 75% of the purchase price
- Interest rate - Bank of England base rate (BB) + 3% tracker margin (as at 01/09/12 Bank of England base rate is 0.5% per annum)
- Mortgage term - up to 30 years
- Lenders fees - from 1.5%
- The above terms are subject to client status and financials

## Bradbrooke House

Purchase & finance options on:

999 year lease

Ground rent of £250 per annum plus service charge

### 1. Purchase vacant first floor only - £292,000

Raise 75% mortgage of £219,000

Deposit £73,000

Over 20 years on a capital repayment basis costing approx £1,270 per month/£15,240 per annum

### 2. Purchase vacant first and leased ground floor - £592,000

Raise 75% mortgage of £444,000

Deposit £148,000

Over 20 years on a capital repayment basis costing approx £2,575 per month/£30,900 per annum

Option 2 in detail:

- **Premises** Vacant first and leased ground floor on 999-year lease
- **Ground rent** £250 per annum
- **Purchase price** £592,000
- **Loan amount** £444,000 (75% of the purchase price)
- **Deposit required** £148,000
- **Term of loan** 20 years (capital & interest)
- **Interest rate** BB + 3%
- **Repayment** £2,575 per month/£30,900 per annum
- **Rent currently being received from the ground floor tenant (Festo Ltd) is £2,437 per month/£29,250 per annum**

## Linden House

Purchase & finance options on:

999 year lease

Ground rent of £250 per annum plus service charge

### 1. Purchase vacant first floor - £486,185

Raise 75% mortgage of £364,639

Deposit £121,547

Over 20 years on a capital repayment basis costing approx £2,115 per month/£25,380 per annum

### 2. Purchase vacant first and ground floor - £950,910

Raise 75% mortgage of £713,182

Deposit £237,728

Over 20 years on a capital repayment basis costing approx £4,136 per month/£49,632 per annum

### 3. Purchase vacant first and leased ground floor - £973,000

Raise 75% mortgage of £729,750

Deposit £243,250

Over 20 years on a capital repayment basis costing approx £4,232 per month/£50,784 per annum

Option 3 in detail:

- **Premises** Vacant first and leased ground floor on 999 year lease
- **Ground rent** £250 per annum
- **Purchase price** £973,000
- **Loan amount** £729,750 (75% of the purchase price)
- **Deposit required** £243,250
- **Term of loan** 20 years (capital & interest)
- **Interest rate** BB +3%
- **Repayment** £3,867 per month/£46,404 per annum
- **Rent currently being received from the ground floor tenant (RCI Financial Services Ltd) is £3,423 per month/£41,080 per annum**

## Stanway House

Purchase & finance options on:

999 year lease

Ground rent of £250 per annum plus service charge

### 1. Purchase vacant ground floor - £495,175

Raise 75% mortgage of £371,381

Deposit £123,794

Over 20 years on a capital repayment basis costing approx £2,154 per month/£25,848 per annum

### 2. Purchase vacant ground and first floor - £1,005,140

Raise 75% mortgage of £753,855

Deposit £251,285

Over 20 years on a capital repayment basis costing approx £4,372 per month/£52,464 per annum

### 3. Purchase vacant ground and leased first floor - £1,016,000

Raise 75% mortgage of £762,000

Deposit £254,000

Over 20 years on a capital repayment basis costing approx £4,419 per month/£53,028 per annum

Option 3 in detail:

- **Premises** Vacant ground and leased first floor on 999 year lease
- **Ground rent** £250 per annum
- **Purchase price** £1,016,000
- **Loan amount** £762,000 (75% of the purchase price)
- **Deposit required** £254,000
- **Term of loan** 20 years (capital & interest)
- **Interest rate** BB +3%
- **Repayment** £4,038 per month/£48,456 per annum
- **The equivalent rent for this property would be £3,416 per month/£41,000 per annum**

