



Cutter Court

BRISTOL

For Sale

Prime Campus Office
Development Site

With Planning
Permission for a
new high quality
"A rated" energy
efficient office
building

Macrae Road
Eden Office park
Ham Green
Bristol
BS20 0EB

A development by

SUMMERFIELD

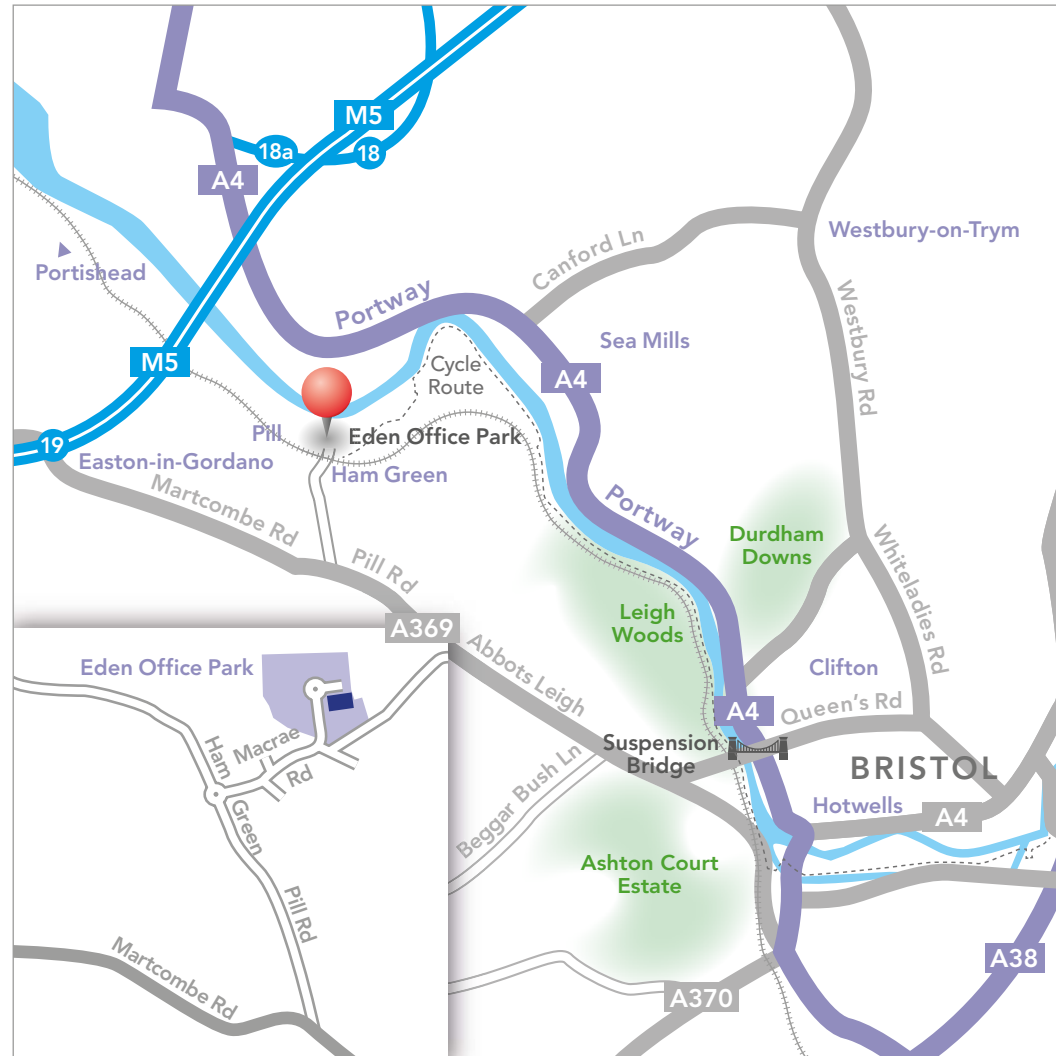


Location

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.

The Bristol to Portishead cycle track passes nearby whilst the excellent accessibility will be enhanced by the re-opening of the Portishead to Bristol Temple Meads passenger rail service in 2019.



Description

Cutter Court is the last remaining plot to be developed at the highly successful Eden Office Park.

Cutter Court will comprise 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.

Planning

Planning permission has been granted for B1 offices (Application Number 10/P/0165/F) and subsequently extended under application reference 13/P/0510/F4 with a material start having been made on site in Spring 2016. Please refer to North Somerset Council for further details.



Accommodation

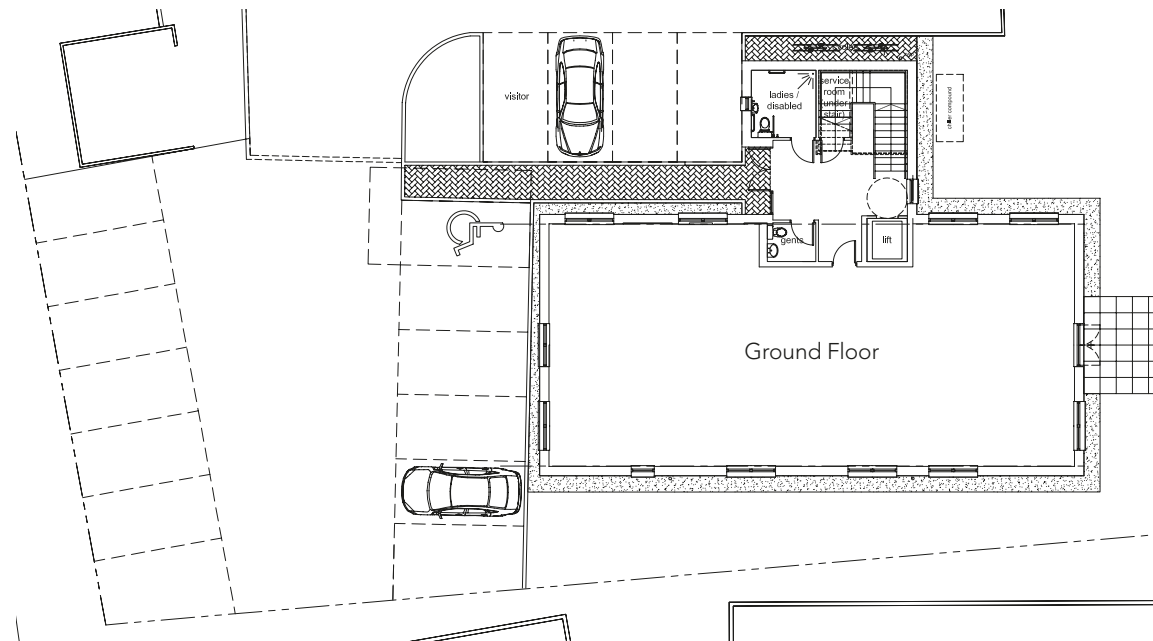
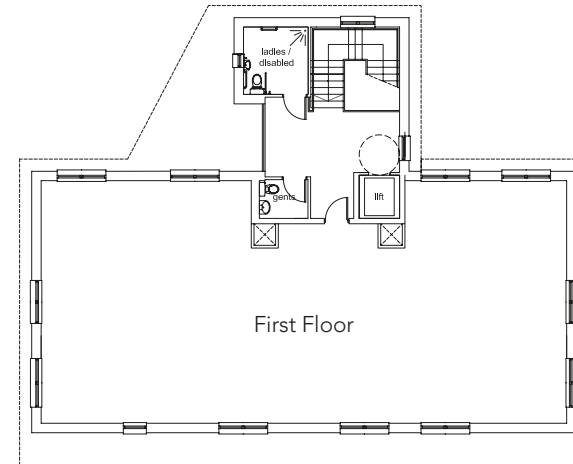
Floor	Sq ft	Sq m
Ground Floor	1,775	165
First Floor	1,753	163
Total	3,528	328

Measured on a net internal area basis.

The site extends to 0.09 hectares (0.22 acres).

Parking

The proposed building benefits from 17 car spaces plus secure cycle spaces.



Terms

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

Price

Unconditional offers are invited in the region of £250,000 subject to contract.

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

The proposed building has an EPC rating of A (23).

Further information

For further information please contact the sole agents.



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Mike Woodliffe

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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. WGH/Hollister 1752 06/16