



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN  
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633  
Email: commercial@burstoncook.co.uk  
Website: www.burstoncook.co.uk

# FIRST FLOOR SUITE IN THE MALL, THE WILLOW BROOK CENTRE, BRADLEY STOKE, BRISTOL, BS32 8EF

***MODERN OFFICE ACCOMMODATION WITH A FANTASTIC  
RANGE OF AMENITIES AT YOUR DOORSTEP***



- **FIRST FLOOR SUITE AVAILABLE OF APPROX. 1,706 SQ FT (158.49 SQ M)**
- **NEW SUB-LEASE AVAILABLE**
- **OPEN PLAN WITH SEVERAL PARTITIONED MEETING ROOMS**
- **EXCELLENT TOWN CENTRE LOCATION WITH RANGE OF ON-SITE AMENITIES**
- **GREAT CAR PARKING PROVISION AVAILABLE**

SUBJECT TO CONTRACT

## **LOCATION**

The Willow Brook Centre is the town centre of Bradley Stoke, which sits approximately 7 miles from Bristol city centre. The Centre comprises a range of national retailers, dentists, pharmacists, restaurants and office accommodation. The M5 motorway is approximately 1.5 miles from the Willow Brook centre, which links to the M4 and M32 respectively. There are excellent bus routes available directly from the centre and Bristol Parkway train station is around 3 miles from Willow Brook and offers direct links into the city with a journey time of around 10 minutes.

## **DESCRIPTION**

The office is situated on the first floor of the Mall building. There is a communal entrance at ground floor level with a passenger lift. The suite is mainly open plan in its layout, with several partitioned meeting rooms and a kitchen facility. The suite consist of carpet covered flooring, perimeter trunking, suspended ceilings with LED panel lighting and ceiling mounted heating and cooling units. There are shared male, female and disabled W.C. facilities.

## **ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition), the property has the following approximate net internal areas:

Available Suite:            1,706 Sq Ft            (158.49 Sq M)

## **TERMS**

The property is available to let by way of a new effectively full repairing and insuring sub-lease up until 31<sup>st</sup> May 2024, by way of a service charge. A rental deposit may be required to be held for the duration of the term.

A new lease may be considered by the Landlord, more details available upon request.

## **RENT**

The passing rent is £33,276 per annum, exclusive.

## **BUSINESS RATES**

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

Rateable Value: £22,500

Rates Payable: £11,047.50

## **ENERGY PERFORMANCE CERTIFICATE**

D (78).

## **VAT**

The property is elected for VAT, therefore VAT is payable on all prices.

## **LEGAL FEES**

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

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the sole agents:-

### **Burston Cook**

FAO: Holly Boulton and Jayne Rixon

Tel: 0117 934 9977

Email: [holly@burstoncook.co.uk](mailto:holly@burstoncook.co.uk) / [jayne@burstoncook.co.uk](mailto:jayne@burstoncook.co.uk)

**SUBJECT TO CONTRACT**

**July 2021**