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FOR SALE

UNIT 8 THE SANCTUARY, EDEN OFFICE PARK, HAM GREEN, BRISTOL, BS20 0DD



- **MODERN, SELF CONTAINED OFFICE SUITE**
- **APPROXIMATELY 925 SQ FT (85.9 SQ M)**
- **5 CAR PARKING SPACES**
- **LOCATED ON A MODERN BUSINESS PARK SETTING WITHIN CLOSE PROXIMITY TO THE M5**

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

Eden Office Park is situated on Macrae Road, accessed off Pill Road in the village of Ham Green. Junction 19 of the M5 motorway is two miles to the west and Clifton Suspension Bridge is two miles to the east. Bristol city centre is in easy reach with a typical journey by car taking around 15 minutes. Eden Office Park is also situated on the cycle route from Bristol.

DESCRIPTION

Eden Office Park is an attractive purpose-built business park providing a pleasant working environment.

In particular, The Sanctuary forms a secure, gated courtyard scheme of offices arranged over ground and first floor. The premises is prominently located at the front of the site and comprises a self-contained office providing accommodation over ground and first floors. The two floors are connected internally via an attractive spiral staircase. The ground floor is fitted with a glazed boardroom and kitchenette with there being a WC on both the ground and first floors. The complex also benefits from a passenger lift located in the communal areas providing disabled access to the upper floor.

The specification of the offices is carpet flooring, floor boxes, suspended Cat II lighting and heating / cooling. The first floor office provides open plan space which is slightly more quirky having a vaulted ceiling and exposed beams.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area of 925 sq ft (85.9 sq m).

CAR PARKING

There are 5 allocated car parking spaces, together with unlimited free parking available close by.

TENURE

The property is available to purchase with vacant possession.

PRICE

£185,000 plus VAT.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the property has the following designation:-

Rateable Value:	£8,800.00
Rates Payable (2020 / 2021):	£4,391.20

From 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.

ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0230-5949-0367-4680-9090>.

VAT

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

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

NOVEMBER 2021

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.