

FIRST FLOOR, UNITS 1 & 2 THE SANCTUARY, EDEN OFFICE PARK, HAM GREEN BRISTOL BS20 0DD

BURSTON COOK
0117 934 9977



TO LET / FOR SALE

 OFFICE SPACE TO
LET ON ESTABLISHED
OFFICE PARK

 SIZE (NIA)
1,796 sq ft
167.6 sq m

£ QUOTING PRICE
£16.00 psf pax - to rent
£332,000 - to purchase



THE OPPORTUNITY

- Open plan space with fitted kitchen, meeting room, WC facilities, passenger lift and shower
- 'Class E' premises offered to let—finished to a high quality urban aesthetic
- 9 demised car parking spaces.
- Quoting £16.00 psf per annum, exclusive/ £18.50 psf to purchase.

LOCATION

The Sanctuary is located within Eden Office Park in the village of Ham Green, Pill. It is accessed from the A369 at Haberfield Hill or via Easton in Gordano at St George's Hill. Junction 19 of the M5 motorway is 2 miles to the west and Portishead is also within a short driving distance. In addition, located just 2 miles to the east is Clifton Suspension Bridge, granting easy access to Clifton and Bristol City Centre. Eden Office Park is an attractively landscaped, purpose built business park and with open countryside on its doorstep is a desirable out of town office location within close proximity to the M5 motorway. Local shops and amenities are provided in the village of Pill, including The Cooperative and Mezze at The Anchor Inn, all just a short walk from the business park. In addition local sandwich delivery companies are very active on the park and are enjoyed by many occupiers.

DESCRIPTION

The property is located on the first floor and provides self contained office accommodation with an attractive vaulted ceiling, feature beams and stained glass windows and is fitted with dark grey carpet flooring, suspended lighting, floor boxes, kitchenette and 2 WC's. The property is accessed via a central external staircase, or via a passenger lift. There is also a shared shower facility.



ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
First Floor	1,796	167
TOTAL	1,796	167

CAR PARKING

There are 9 allocated car parking spaces and additional free parking on the estate road.

TENURE

The property is available to rent, by way of a new full repairing and insuring lease for a term of years to be agreed.

Alternatively, the long 999 year lease may be available to purchase – further information available upon request.

PRICE

Quoting £16.00 psf, per annum, exclusive.
£332,000 for the long lease purchase price.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026:

Rateable Value:	£26,750
Rates Payable:	£11,556
Rateable Value (Car Parking):	£2,950

All parties are advised to make their own enquiries.

VAT

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

EPC

The property has an [Energy Performance](#) rating of B (29).



LEGAL FEES

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

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

APRIL 2025



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