



## 6 The Sanctuary

Eden Office Park, Ham Green, BS20 0DD

**Self-contained modern  
office building located in  
prime position on Eden  
Office Park.**

**1,091 to 2,201 sq ft**  
(101.36 to 204.48 sq m)

- 10 demised car parking spaces
- Internal spiral feature staircase
- Lift access to first floor
- Shower facilities
- WCs on each floor
- Central communal courtyard

## Summary

Available Size	1,091 to 2,201 sq ft
Rent	Rent on application
Price	Price on application
Rates Payable	£6.63 per sq ft
Rateable Value	£29,250
Service Charge	£1.94 per sq ft
Car Parking	10 demised car parking spaces
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

6 The Sanctuary is located within a scheme of 10 similarly sized, terraced, self-contained units wrapped around a central, communal courtyard. The Sanctuary is situated in a prime pitch on Eden Office Park.

The building itself is steel framed with exposed pitched beams on the first floor. Internally, there is a spiral staircase linking both floors. There is an external staircase providing access to the first floor, meaning the ground and first floor could be made available separately.

## Location

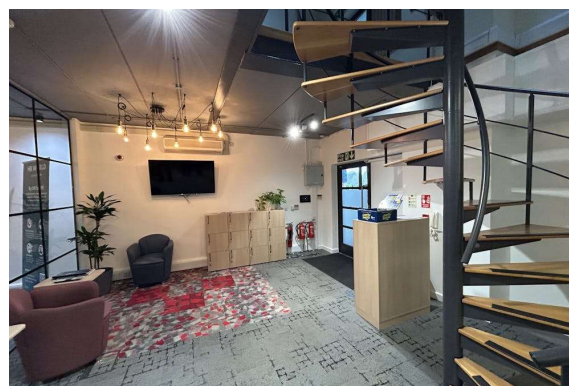
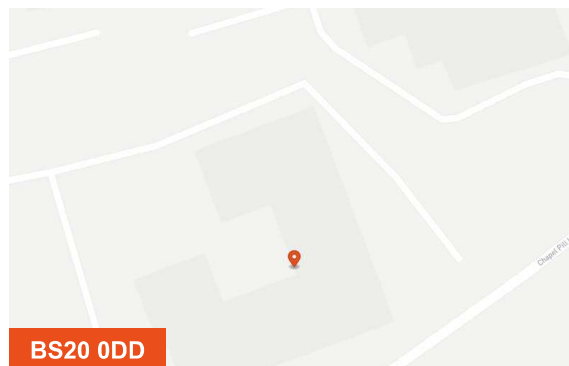
Eden Office Park is a well-known and established suburban business park located in Ham Green, Bristol.

Being located in Ham Green close to Pill and Easton in Gordano, the location provides excellent transport links together with amenities for staff including numerous public houses, newsagent stores and also an estate sandwich delivery service. Within Portishead and Clifton, a short drive away, there are an abundance of amenities for occupiers from supermarkets, retail stores, gyms, hotels and food/drink outlets.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,110	103.12	Available
1st	1,091	101.36	Available
<b>Total</b>	<b>2,201</b>	<b>204.48</b>	



## Viewing & Further Information

### Chris Grazier

0117 923 9234 | 07788 105 578  
chris.grazier@htc.uk.com

### Natalie Bennett

0117 946 4534 | 07799 773808  
natalie.bennett@htc.uk.com

### Freddie Myatt

0117 923 9234 | 07385 045218  
Freddie.Myatt@htc.uk.com

### Finola Ingham (Burstion Cook)

01179349977 | 07710 411685