

SELF CONTAINED OFFICE WITHIN A GATED COMMUNITY

Ground floor, Units 1 & 2 The Sanctuary, Eden Office Park, Ham Green, Bristol, BS20 0DD



- Freehold for sale with vacant possession (or consideration would also be given to a letting)
- Self contained ground floor unit
- Assessed via a private gated courtyard
- 9 allocated car parking spaces and on street car parking
- Approximately 1,804 sq ft (167.5 sq m)



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

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COOK**
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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 Mezza 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 comprises a self contained office building providing two floors of open plan space and forming part of a small and secure courtyard scheme arranged over ground and first floors. The courtyard development benefits from an entry phone system to gain access into the gated courtyard and the available property is located on the ground floor. Internally, the accommodation is self contained and benefits from suspended lighting, comfort cooling, male and female WC's, fitted kitchenette, two glazed boardrooms, together with a secure air conditioned server room.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, (Sixth Edition) the property has an approximate net internal floor area of 1,804 sq ft (167.5 sq m).

CAR PARKING

There are 9 allocated on site car parking spaces.

TENURE

The freehold is available to purchase with Vacant Possession at a Guide Price of £360,000.

Alternatively, the office is available to rent by way of a new lease on a new full repairing and insuring basis for a term of years to be agreed at a quoting rent of £16.00 per sq ft pax. A small estates charge is also payable.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

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

Rateable Value:	£28,500
Rates Payable (2024/2025):	£14,221.50

Interested parties are advised to make their own investigations to verify this information.

VAT

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

EPC

Rating—B (43).

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

July 2024

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