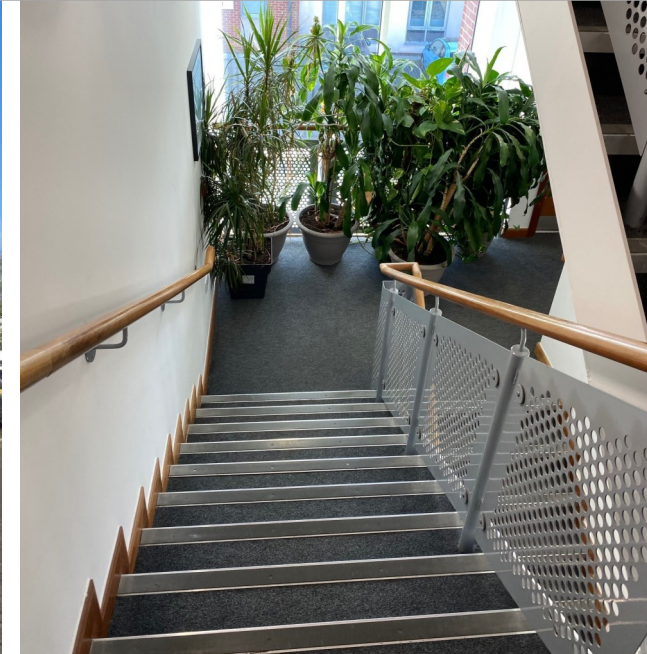


MODERN OFFICE ON POPULAR BUSINESS PARK

7 Brook Office Park, Folly Brook Road, Emersons Green, Bristol, BS16 7FL

TO LET / FOR SALE



- Modern self contained office
- Popular business park location
- 20 car parking spaces
- Approximately 5,061 sq ft (470.3 sq m)
- Use Class E—therefore suitable for a range of different uses
- To let/for sale



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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LOCATION

Brook Office Park is located at Emersons Green, a highly prominent position on the M4 corridor with access to the motorway via the A4174 Avon Ring Road. The development is situated approximately 1.5 miles from junction 19 of the M4/M32 and 5 miles from the M4/M5 Interchange.

Emersons Green is an established office location which is home to a variety of local and national occupiers. The area benefits from a district shopping centre which offers a range of retail and leisure amenities and the Science Park is within walking distance. There is also a Costa Coffee on site.

DESCRIPTION

The property comprises a modern, semi-detached, 3 storey office building providing an open plan working accommodation over 3 floors.

The property benefits from the following specification:-

- Raised floors with floor boxes
- Gas fired central heating
- Kitchenette facility
- Suspended ceilings
- LG7 lighting
- WC facilities
- Passenger lift

CAR PARKING

The property has 20 car parking spaces plus 1 disabled bay.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the approximate net internal floor areas:-

Ground floor:	1,702.4 sq ft	(158.1 sq m)
First floor:	1,681.5 sq ft	(156.2 sq m)
Second floor:	1,679.1 sq ft	(156.0 sq m)
TOTAL:	5,063 sq ft	(470.3 sq m)

TENURE

The property available to rent by way of a new full repairing and insuring lease for a term of years to be agreed. A small estates charge will also be payable.

Alternatively, the freehold of the property is available to purchase.

RENT /PRICE

Upon application.

BUSINESS RATES

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

Rateable Value:	£74,500
Rates Payable (2022/23):	£38,144

PLANNING

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

VAT

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

EPC

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK (find-energy-certificate.service.gov.uk)

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

FAO: Finola Ingham MRICS
Tel: 0117 934 9977
Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

January 2023

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 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.

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.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants



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