

FOR SALE - INVESTMENT OPPORTUNITY / SELF-CONTAINED OFFICE

Unit B2 Vantage Office Park, Old Gloucester Road, Hambrook, Bristol, BS16 1GW



- A substantial office investment opportunity
- Fully let with a rental income of £63,500 pax
- Attractive office park strategically located within approximately 1 mile of Junction 19 of the M32 which in turn provides access to the M4 and M4 motorways.
- Approximately 4,370 sq ft (NIA)
- Quoting price £750,000 plus VAT



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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**
0117 934 9977

LOCATION

Vantage Office Park is located in Hambrook, just off the Old Gloucester Road (B4427) and close to the junction with Winterbourne Road (B4057), approximately 1.3 miles from Parkway Railway station.

The property is located approximately 2 miles from Junction 1 of the M32 motorway and 4 miles from Junction 16 of the M5. Parkway Railway Station is located within approximately 1.3 miles, and there are a number of bus services running along Winterbourne Road and Stoke Gifford Way.

DESCRIPTION

Unit B2 comprises a substantial, self-contained office building of brick and clad elevations beneath a pitched roof. The property is configured over two upper floors and a lower ground floor and provides modern, predominantly open plan accommodation.

The specification throughout includes a mix of carpeting and laminate wood-effect flooring, suspended ceilings with recessed lighting, air conditioning, powder-coated double glazed windows, male, female and disabled WCs, and kitchen facilities on each floor.

CAR PARKING

There are 11 car parking spaces allocated to the whole building.

TENURE

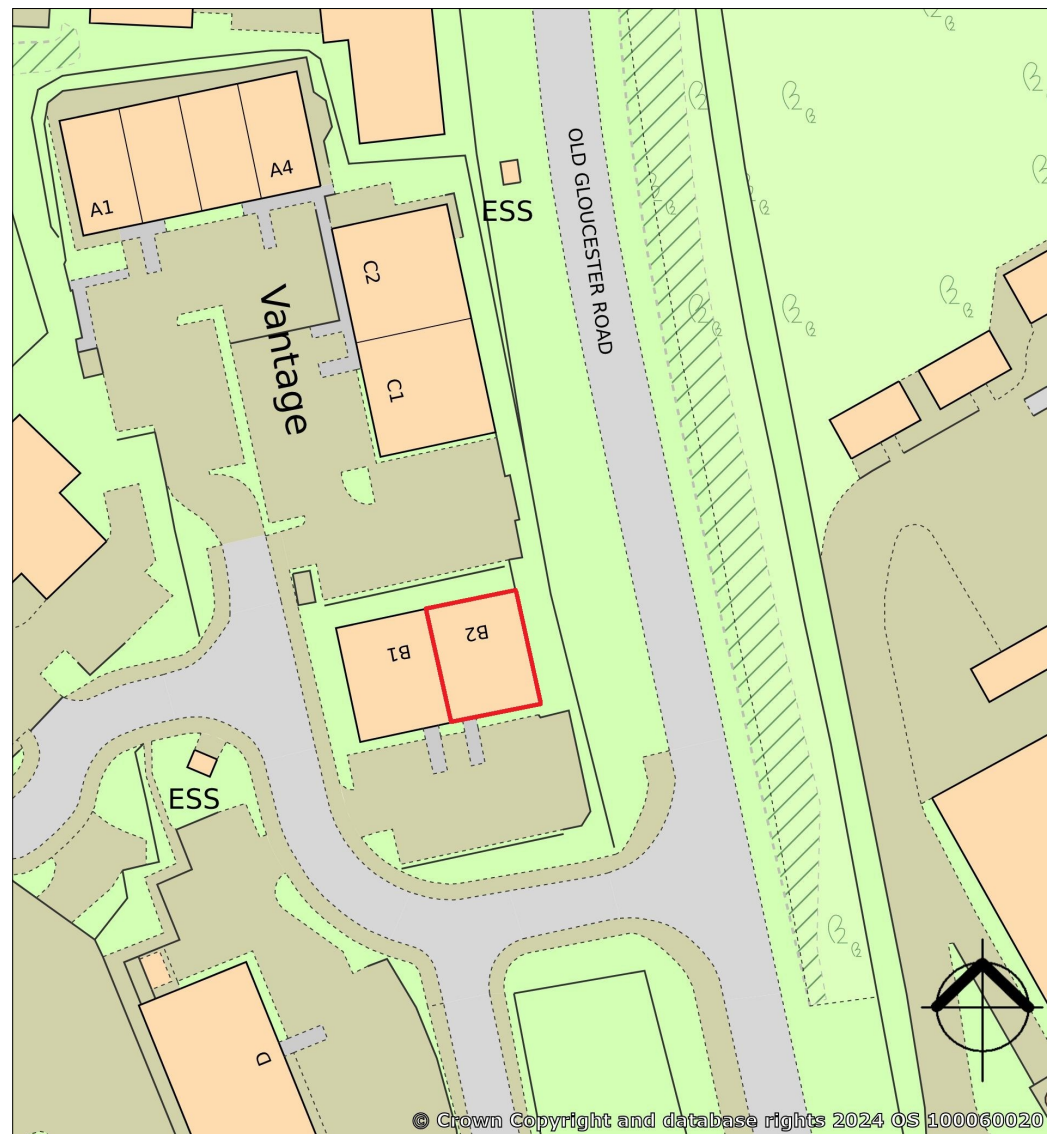
Freehold.

PROPOSAL

Seeking offers in the region of £750,000 plus VAT reflecting a net initial yield of 8.02% assuming purchasers costs at 5.6%. A purchase at this level would reflect a capital value of £171.62 per sq ft.

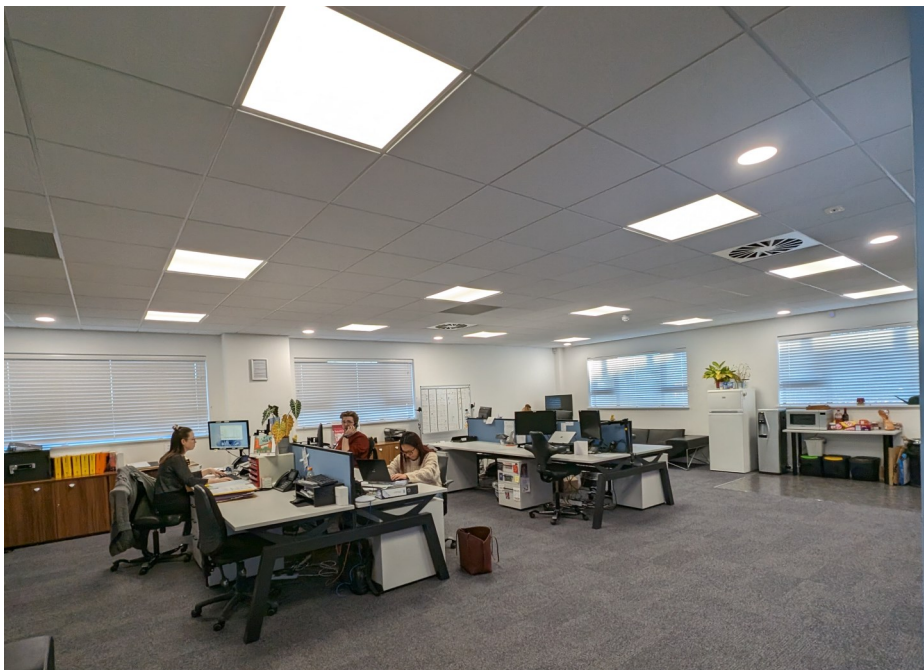
EPC

The property has an energy performance rating of C (51).



TENANCY SCHEDULE

Description	Tenant	Passing Rent £pax	Repairs	Start Date	Expiry	Break Dates	Rent Reviews	LTA 1954 Act
Ground Floor & Basement	PFW UK Machining UK Ltd	£38,500	Effectively FRI	08/03/23	074/03/26	None	None	Outside
First Floor	Edge Tax Professional Services Ltd	£25,000	Effectively FRI	09/12/22	08/12/27	9/12/25	None	Outside
Total		£63,500						



ACCOMMODATION

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

Area	Sq ft	Sq m
Basement	1,458	135.44
Ground Floor	1,456	135.00
First Floor	1,456	135.29
Total	4,370	405.98

VAT

We understand that the building has been elected for VAT and therefore VAT will be payable on the purchase price.

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: Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

February 2024

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