

# IMPRESSIVE OFFICE BUILDING FOR SALE / TO LET

Unit 3 & 4 Cube M4 Business Park, Old Gloucester Road, Bristol, BS16 1FX



- A modern self-contained office building providing high specification accommodation
- Approximately 6,136 sq ft (570 sq m)
- Available for sale by way of the freehold or to rent as a whole
- Established commercial location
- Located within 2 miles of J.1 of the M32, 4 miles of J.16 of the M5, and 1.3 miles of Parkway Railway Station



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

Cube M4 Business Park is located just off the Old Gloucester Road (B4427) close to the junction with Winterbourne Road (B4057) in north Bristol. The site is approximately 2 miles from Junction 1 of the M32 motorway and 4 miles from Junction 16 of the M5.

Parkway Railway Station is conveniently situated within approximately 1.3 miles, and there are a number of bus services running along Winterbourne Road and Stoke Gifford Way.

There are a range of local facilities within a short distance, to include Winter Stream Farmhouse Inn, Virgin Active Health Club, and Bradley Stoke Leisure Centre. The Willowbrook Shopping Centre is also a short drive away where there is a Tesco Extra, Anytime Fitness, Boots, and a variety of cafes and eateries.

## DESCRIPTION

Cube M4 Business Park is a contemporary, high quality office development constructed in 2007 featuring 8 self-contained buildings.

Units 3 & 4 comprise a detached building of brick elevations beneath a pitched tiled roof configured over two floors. Whilst originally constructed as two units with impressive communal entrance and stairwell, the property has been historically occupied as one building.

The specification includes suspended ceiling with recessed LED lighting, air conditioning, integrated top-mounted electric security shutters on all windows, raised access floors with floor boxes, a mix of wood-effect LVT flooring and carpeting, large kitchen and break-out spaces on each floor, and WC and shower facilities.

Externally there is excellent car parking provision being 22 car parking spaces providing a ratio of 1:278 sq ft.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice 2015, the property has the following approximate net internal floor areas:

Ground Floor:	3,004 sq ft	(279.06 sq m)
First Floor:	3,132 sq ft	(290.98 sq m)
<b>Total:</b>	<b>6,136 sq ft</b>	<b>(570.00 sq m)</b>

## TENURE

The property is available for sale by way of the freehold interest, or to rent on a new full repairing lease for a term of years to be agreed.







#### PRICE

£1,250,000 plus VAT

#### RENT

£103,000 per annum exclusive

#### TENANCY

The property is currently occupied by way of a full repairing and insuring lease dated 8 September 2020 and expiring 20 June 2025 at an annual rent of £103,000. The lease is contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 (Part II) as amended.

#### PLANNING

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

#### BUSINESS RATES

In accordance with the Valuation Office Agency, the property has a rateable value of £80,000. The 2023/2024 standard rates multiplier is 0.52.

#### EPC

The property has an energy performance rating of B (45).

#### VAT

We have been advised that the property is elected for VAT.

#### 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](mailto:Vicki@burstoncook.co.uk)

#### SUBJECT TO CONTRACT

June 2024

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