Chartered Surveyors
& Commercial Property Consultants

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BURSTON COOK

FOR SALE / TO LET

CEDAR HOUSE, BROTHERSWOOD COURT, ALMONDSBURY, BRISTOL, BS32 4QW

- **PURPOSE BUILT, MODERN OFFICE DEVELOPMENT**
- **SUBSTANTIAL HQ OFFICE**
- **1,887 SQ FT (175.3 SQ M) - 5,993 SQ FT (556.7 SQ M) AVAILABLE**
- **17 ON SITE CAR PARKING SPACES**
- **STRATEGICALLY PLACED WITH EXCELLENT TRANSPORT LINKS**

SUBJECT TO CONTRACT

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

LOCATION
Brotherswood Court is situated on Almondsbury Business Park which is an established business park approximately 7 miles north of Bristol city centre and half a mile to the east of Aztec West Business Park. Other office occupiers on Almondsbury include RAC, Kerry Foods and Cemex. Access to Junction 16 of the M5 is approximately 1 mile from Brotherswood Court and Bristol Parkway rail station is approximately 2 miles to the south. Parkway station has mainline services to London Paddington (fastest journey time 1hr 23 minutes).

DESCRIPTION
Brotherswood Court is a purpose built office development which was developed around three existing farm buildings in the early 1990's and comprises 8 office buildings and a restaurant. The park stands out for its attractive and mature landscaping and use of reconstituted stone for the external elevations on the majority of the buildings.

Cedar House is a substantial and impressive HQ office, providing open plan accommodation over ground, first and second floors set around a central core. The property also benefits from a passenger lift and WC's. The property is being sold 'as seen' to allow a purchaser to put their own stamp on it in terms of refurbishment, colour schemes and fit out.

ACCOMMODATION
We have measured the property in accordance with the International Property Measurement Standards (IPMS 3), and found the property to have a following approximate useable floor area of:-

Cedar House:	**Sq Ft**	**Sq M**
Ground Floor	1,887	175.3
First Floor	2,083	193.5
Second Floor	2,023	187.9
Total:	**5,993**	**556.7**

This property is available as a whole or on a suite by suite basis.

TERMS
The freehold of the property is available to purchase – price on application. There will also be an estates charge payable.

Alternatively, consideration may be given to the letting of the property, either as a whole, or on a floor by floor basis.

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

Ground floor

Rateable Value:	£21,500.00
Rates Payable (2017 / 2018):	£10,298.05

1st Floor

Rateable Value:	£24,250.00
Rates Payable (2017 / 2018):	£11,615.70

2nd Floor

Rateable Value:	£25,250
Rates Payable (2017 / 2018):	£12,094.75

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -
(1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
(2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

EPC
Ground Floor: Rating C (54)
First Floor: Rating C (51)
Second Floor: Rating C (58)

VAT
The building is elected for VAT and therefore VAT will be payable on all prices.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION
For further information or for an appointment to view contact the joint agents: -

Burston Cook
FAO: Finola Ingham MRICS
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GVA
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SUBJECT TO CONTRACT

NOVEMBER 2017

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