

SELF CONTAINED UNITS TO LET

Pinkers Court, Briarland Office Park, Rudgeway, North Bristol, BS35 3QH

Various units : 1,000 - 3,200 sq ft + 50 visitor parking spaces



Location - BS35 3QH

Briarland Office Park is a campus style office development in a rural setting on the A38 Gloucester Road, approximately 3 miles north of junction 16 of the M5.

The office park is within a 5 minute drive of Thornbury town centre, whilst the Mall at Cribbs Causeway and Bristol Parkway Train Station are both within a 10 minute drive.

Description

Pinkers Court comprises a high quality two storey self contained offices in an attractive landscaped courtyard setting with rural views.

Unit 7 has undergone a comprehensive Landlord refurbishment and Unit 1 can be refurbished to the same specification:

- New VRF air conditioning heating and cooling.
- Suspended ceiling & LED lighting.
- Amenity block with shower provision.
- EV charging available on the park.

Available Space

Unit	Floor	Area (Ft ²)	Area (M ²)	Parking
Unit 7a	1st	1,655	154	5 spaces
Unit 7	Ground	1,620	150	5 spaces
Unit 1	Grd & 1st	2,012	187	6 spaces

Quoting Rent & Service Charge

Available upon application.

Tenure

The offices are available to lease directly from the Landlord on New Full Repairing & Insuring leases by way of a service charge, contracted outside the Landlord & Tenant Act 1954.

Business Rates

Unit 7– Ground & 1st Floor

Rateable Value 2024: £18,995 per annum (£5.80 per sq ft).

Rates Payable : £8,820 (£5.56 per sq ft).

Unit 1

Rateable Value 2024: £25,000

Rates Payable : £12,475 (£6.20 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

EPC - B38.

Use - Use Class E (previously known as B1 Offices).

VAT

The building is elected for VAT and therefore VAT will be chargeable on the rent or service charge.

Legal Costs

Each party is responsible for their own costs.

Viewing & Further Information

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Joint Agents - Alder King

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Unit 7 - Ground floor refurbishment



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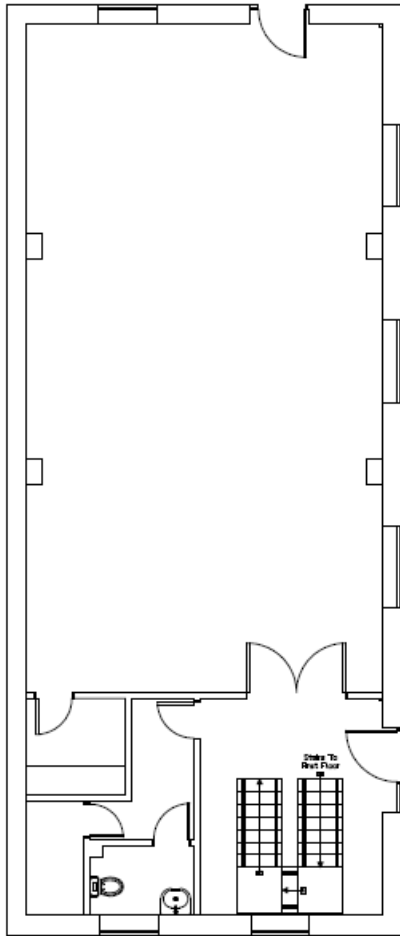
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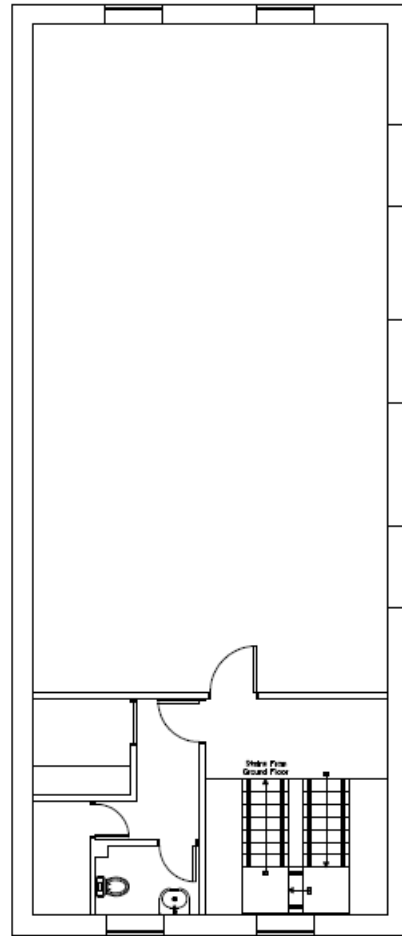


Unit 1 - Floor Plans

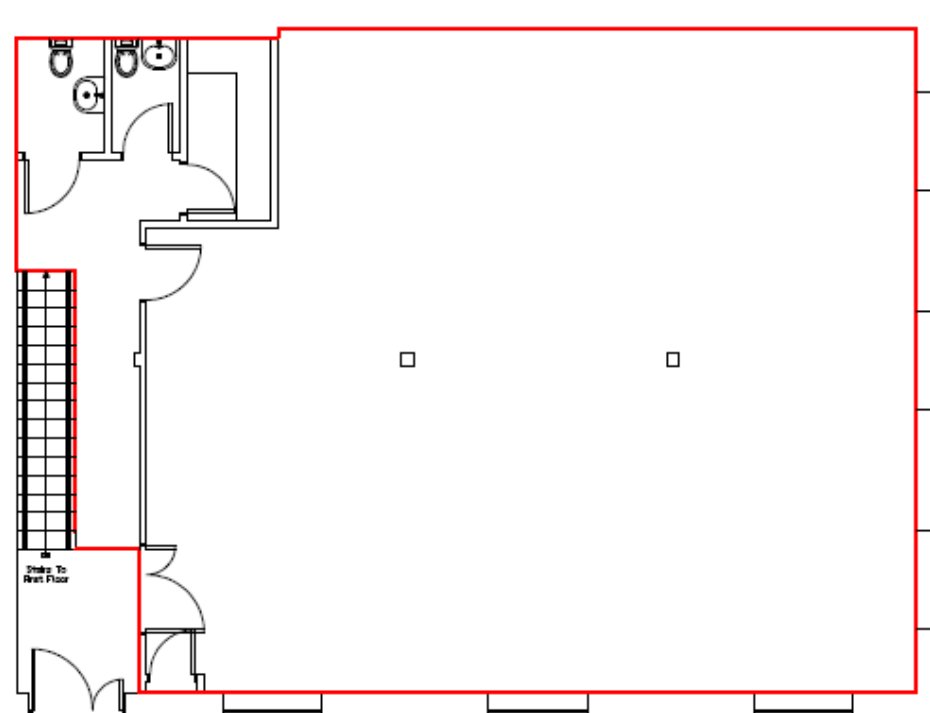
GROUND FLOOR

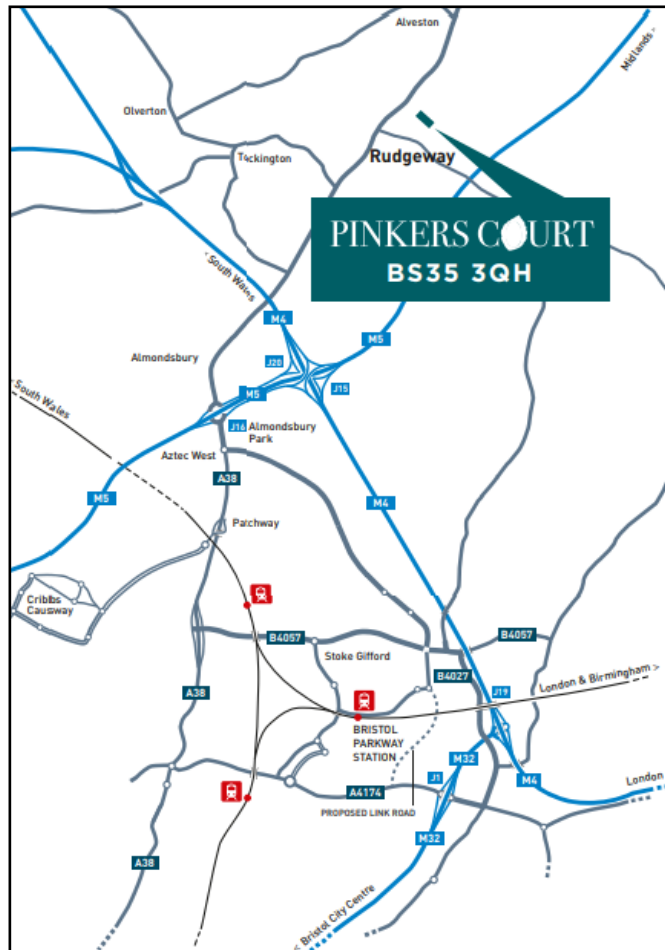


FIRST FLOOR



Unit 7 - Floor Plans





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Feb 2024 — Subject to Contract

