

OFFICE TO LET (MAY SELL)

Unit 8, CUBE M4 Business Park, North Bristol, BS16 1FX

Ground & 1st floor offices: 1,300 - 2,622 sq ft + 8 parking spaces



Location - BS16 1FX

Unit 8 is located on CUBE M4 Business Park in North Bristol on Old Gloucester road, 1.3 miles from Parkway Train Station. Located 2 miles from junction 19 of the M32 and 4 miles from junction 16 of the M5.

Description

Unit 8 an attractive modern semi detached office building across two floors. The ground and 1st floor office suites benefit from the following specification:

- VRF A/C within suspended ceilings with LED lighting.
- High quality WC's and shower provisions.
- Excellent natural light, floor to ceiling heights and raised access floors.
- Secure cycle provisions and 24/7 access via key fob.

Available Space

Floor	Area (ft ²)	Area (M ²)	Parking
1st Floor	1,311	122	4 spaces
Ground Floor	1,311	122	4 spaces
Total	2,622 ft²	244 m²	8 spaces

Quoting Rent & Service Charge

Available upon on application to the sole agents.

Tenure

The office suites are available via new lease's directly from the Landlord for a term of years to be agreed.

Consideration, may be given to the sale of the freehold interest with vacant possession.

Business Rates

Unit 8 Rateable Value : £30,0698

Rates Payable 2023/2024: £15,045 (£5.73 per sq ft.)

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

Use - Class E (Formerly, B1 Offices).

EPC - C58

VAT

The buildings are 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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Image of existing tenant fit out

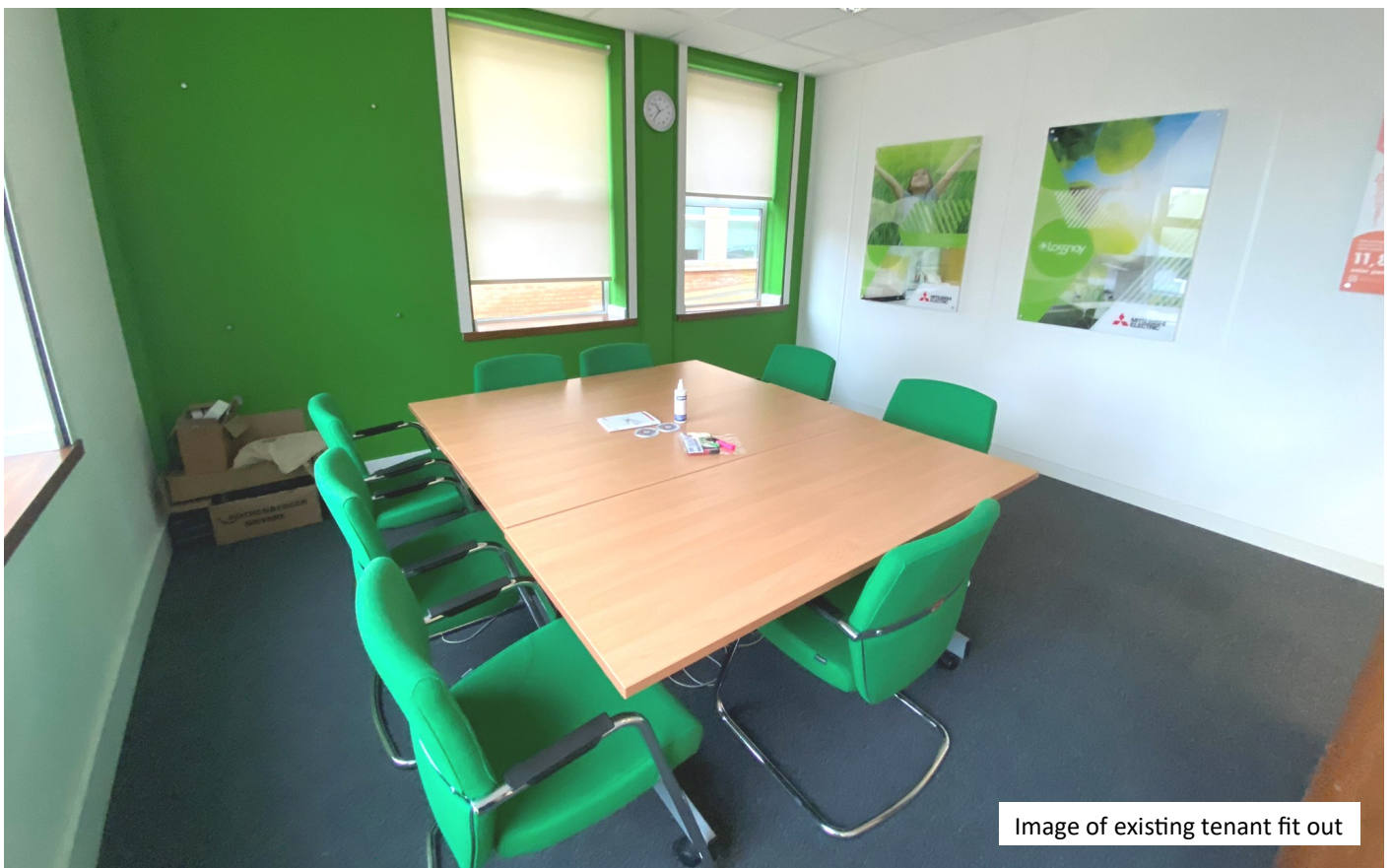


Image of existing tenant fit out



Cube M4 Building Plan



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April 2024 —Subject to Contract

