

68 Macrae Road, Eden Office Park, Ham Green, Bristol BS20 0DD



Location

68 Macrae Road is located on Eden Office Park at Ham Green, situated approximately 5 miles west of Bristol city centre and 2 miles east of Junction 19 of the M5 motorway. The office park provides an attractive office environment featuring low rise office buildings, surrounded by attractive mature landscaping.

The property benefits from being within close proximity to Clifton, providing retail and leisure amenities in addition to the shops and cafes available locally in the village centre of Pill.

The location is easily accessible by car, being located a short distance from the main A369 between Bristol and the M5 motorway. The park benefits from above average parking provision, and is close to the Bristol to Portishead cycle track which passes nearby.

Description

The two storey self contained purpose built property was developed in 2003 and provides high quality open plan accommodation with a number of private partitioned offices and meeting rooms.

For further information please contact:

Paul Williams

+44 (0)117 988 5301

+44 (0)7977 777 777

paul.williams@avisonyoung.com

Internally the suite benefits from full access raised flooring, comfort cooling and heating, suspended ceilings with inset LG3 lighting and a kitchen/staff breakout facility. Male and female WC's within the demise and a shower.

Accommodation

The premises are arranged over ground floor, providing the following approximate internal floor areas:

Floor	Sq ft	Sq m
Ground	4,355	404.6

Parking

The suite benefits from 25 designated car spaces (1:174 sq ft)

Tenure

Leasehold

The ground floor is available by way of a sub-lease until March 2022. Alternatively a longer term lease may be available by negotiation with the landlord.

or:

Nathan Douglas

+44 (0)117 988 5260

nathan.douglas@avisonyoung.com

Rent

Passing Rent £54,438 per annum (£12.50 psf) exclusive.

Business rates

We understand that the property is assessed as follows:

Rateable value:	£55,000
Rates Payable(2020/21):	£28,160

Interested parties should make their own enquiries with the Local Authority to verify this information.

Service charge

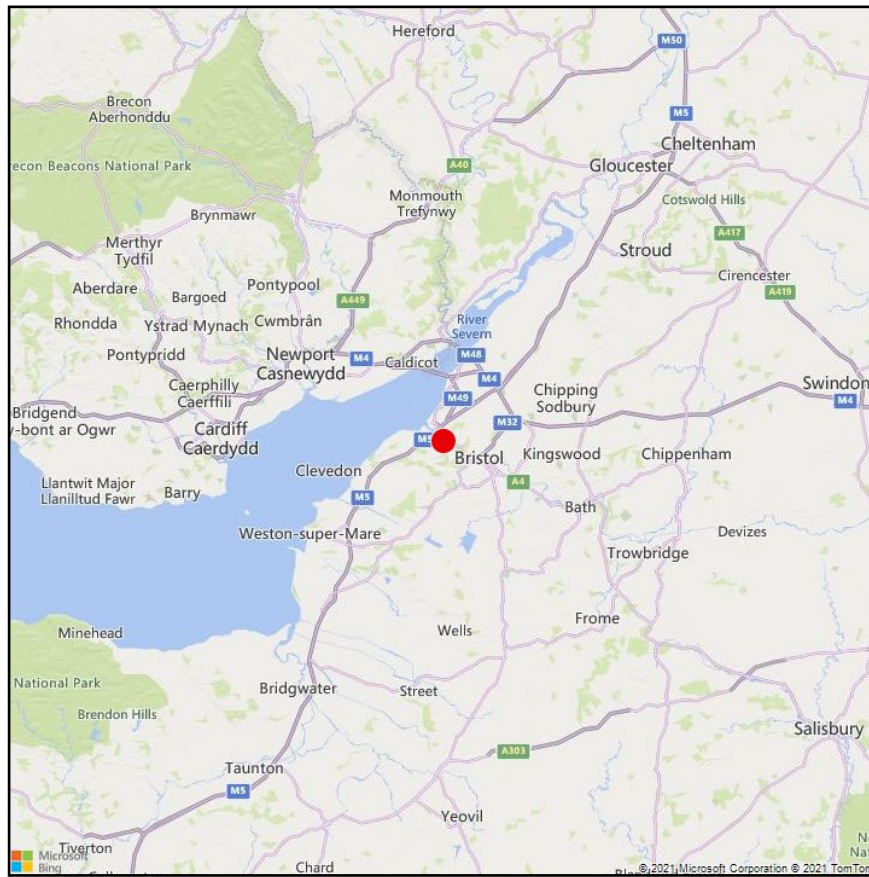
A service charge is payable, details available on request.

EPC

The Energy Performance Asset Rating is D (80). A certificate can be made available on request.

VAT

VAT if applicable will be charged at the standard rate.



June 2021

File number: 07C100344

Visit us online avisonyoung.co.uk

St Catherine's Court, Berkeley Place, Bristol BS8 1BQ

© Avison Young (UK) Limited. All rights reserved.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON
 YOUNG**