



MAGGS & ALLEN

79 EDEN OFFICE PARK,
MACRAE ROAD
HAM GREEN, BRISTOL, BS20 0DD

Auction Guide £330,000

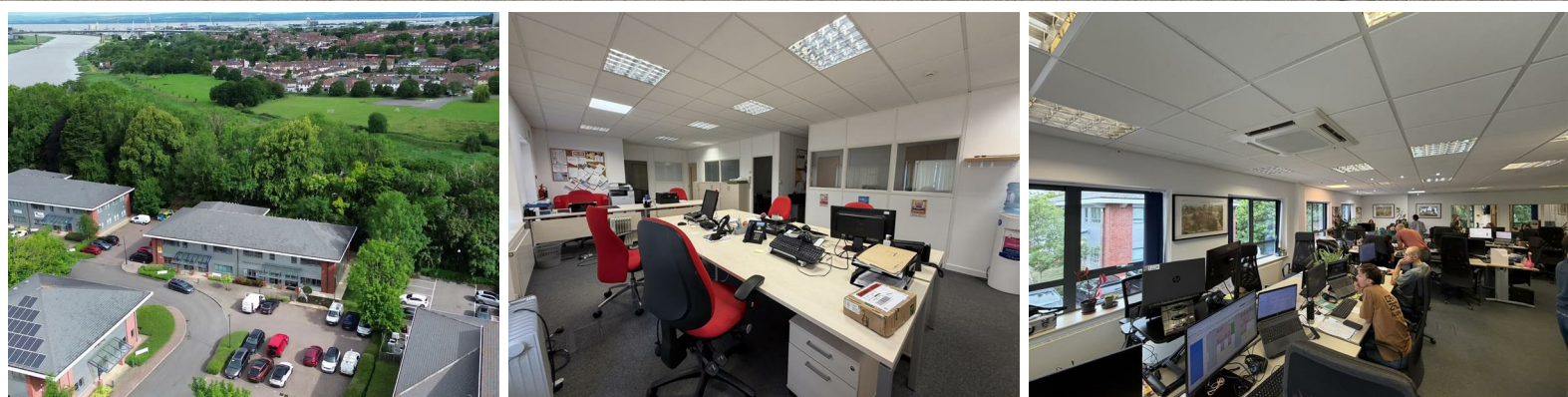
- 17 September LIVE ONLINE AUCTION
- Modern End of Terrace Two Storey Office
- Approx. 2,321 ft²
- Let at £35,940pa
- Modern Office Park
- Adjoining Office Building Also Available



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

MODERN OFFICE BUILDING LET AT £35,940 PER ANNUM

DESCRIPTION

A modern, two storey end of terrace office, measuring approximately 2,321 ft² (215.6m²). The offices are let to two tenants at a combined rent of £35,940pa, and benefit from modern suspended ceilings with air conditioning, electric panel heaters, shower facilities, kitchenette facilities to both floors, and 12 allocated parking space. The neighbouring property is also available by separate negotiation.

LOCATION

The offices are located in Eden Office Park in a semi rural location on the edge of Bristol in Ham Green, providing easy access to the M5.

TENURE

Understood to be freehold, but interested parties should refer to the legal pack for confirmation.

LEASE DETAILS

Ground Floor:

Let to Morrison Facilities Services Limited at a passing rent of £17,820pa on a 5 year term from December 2024, subject to a tenant break in October 2028 and a rent review in December 2027.

First Floor:

Let to GE Consulting Services (UK) Limited at a passing rent of £18,120pa on a 5 year term from April 2025, subject to a tenant break and rent review in April 2028.

We understand both leases are drafted on effectively fully repairing and insuring terms and both are contracted outside of the renewal provisions of The Landlord & Tenant Act 1954.

VAT

All figures quoted are exclusive of VAT. We understand the property is opted for VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

ACCOMMODATION

Approx. Net Internal Area:

Ground Floor: 1,118 ft² (103.9 m²)

First Floor: 1,203 ft² (111.8 m²)

Total: 2,321 ft² (215.6 m²)

Parking: 12 Allocated parking spaces.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

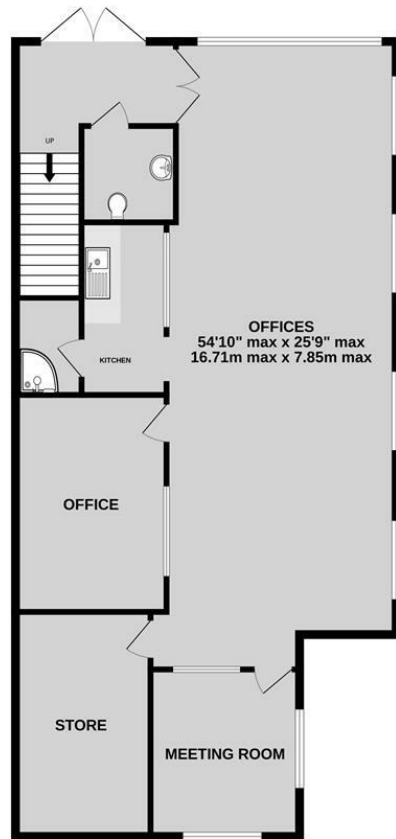
If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.



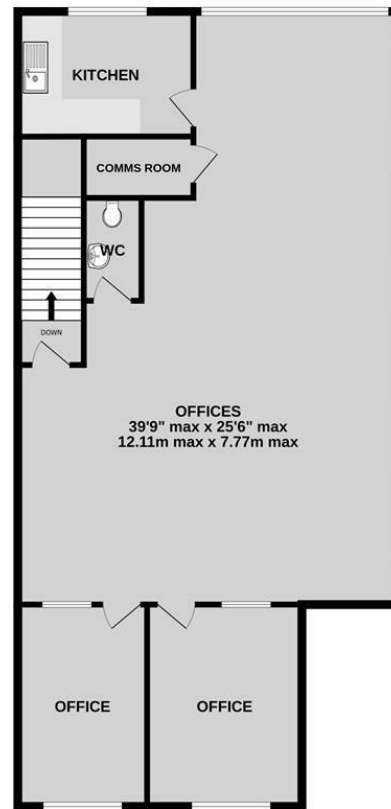


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

GROUND FLOOR
1271 sq.ft. (118.1 sq.m.) approx.



1ST FLOOR
1271 sq.ft. (118.1 sq.m.) approx.



TOTAL FLOOR AREA : 2542 sq.ft. (236.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**