

OFFICES TO LET

Birch House, Brotherswood Court, Bristol BS32 4QW



Key Features

- Self-contained building
- Attractive business park location
- On-site car parking
- Approx. 3 miles from Bristol Parkway Rail Station
- Close to M4/M5 interchange

Viewing

By appointment via:

Alex Riddell

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CBRE Limited

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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 3 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.

Birch House provides accommodation over ground and first floors with the office space due to be refurbished to provide new carpets, decorations, new ceiling tiles and lights. The building is available as a whole and has the following approximate floor areas which have been measured on a Net Internal Area basis:

Floor Areas

Ground Floor	1,836 sq ft
First Floor	1,926 sq ft
Total	3,762 sq ft

Specification

The accommodation provides the following specification

- Suspended ceilings with recessed lighting.
- Raised carpeted floors.
- Central heating.
- Double glazed windows.
- Male and Female WC's.
- On site car parking.

Car Parking

On site car parking is available.

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Tenure

The suites are offered on the basis of a new effectively full and repairing and insuring lease (by way of a service charge) for a term to be agreed.

Rent

The passing rent is approximately £14.50 per sq ft per annum exclusive of VAT.

Service Charge and Insurance

Service charge and Insurance is payable. Further details available upon request.

Business Rates

Interested parties are advised to make their own enquiries to the valuation office. Business Rates are payable.

VAT

VAT is payable on rent, service charge and insurance.

EPC

The EPC rating is between C-51 and C-58. A copy of the certificate and recommendation report are available upon request

Further Information

For further information, please contact the sole joint agents Alex Riddell or Peter Martin of CBRE on 0117 9435757. Alternatively contact our joint agent Burston Cook.

Subject to contract - September 2018

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