

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

REFURBISHED OFFICES TO LET - AVAILABLE IMMEDIATELY

Ground Floor 1,311 sq ft + 4 demised car parking spaces

**50% LET
EPC A**



savills

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

UNIT 8 OVERVIEW

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 office benefit from the following specification:

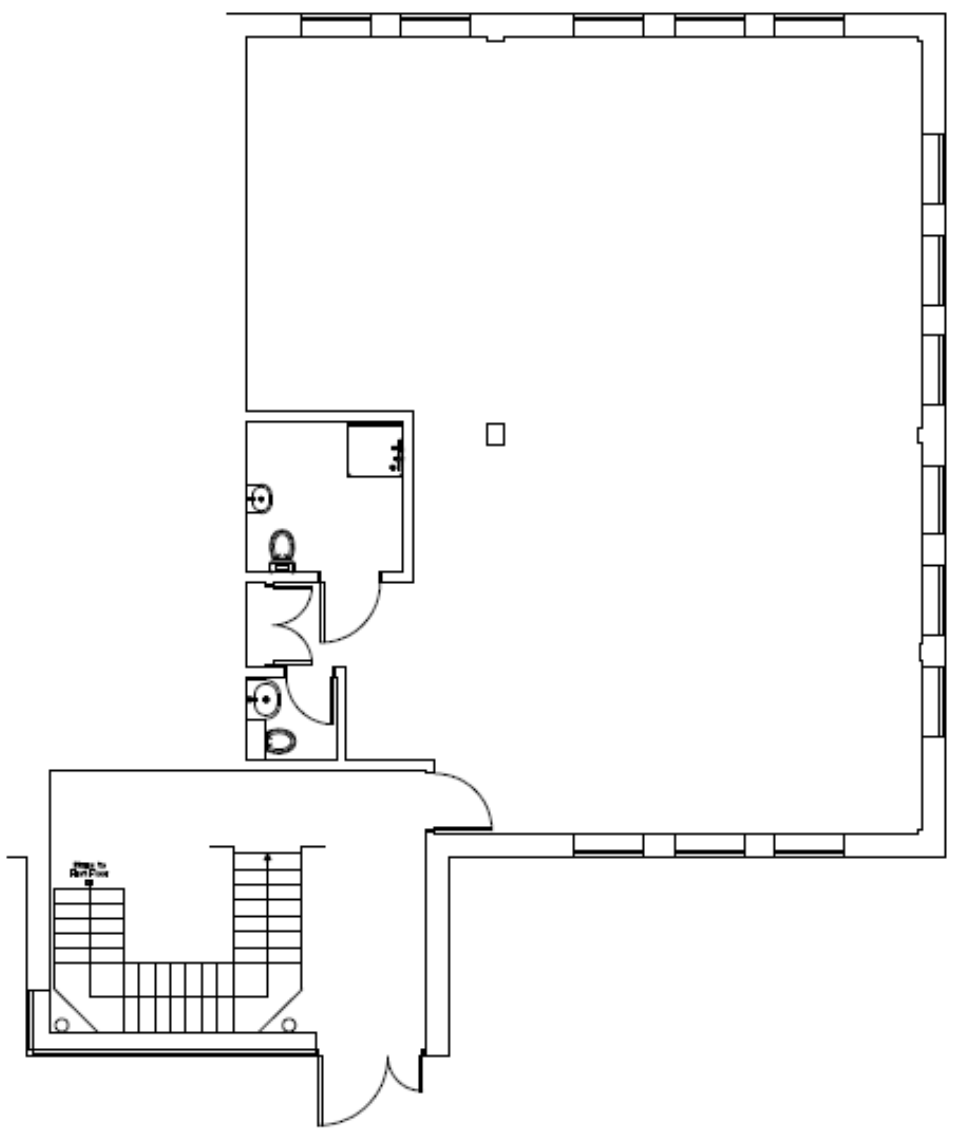
- VRF A/C within suspended ceilings with LED lighting.
- High quality WC's and shower provisions.
- Excellent natural light, floor to ceiling heights and raised access floors.
- Secure cycle provisions and 24/7 access via key fob.
- Excellent Sustainability credentials
- EPC A20.

Available Space

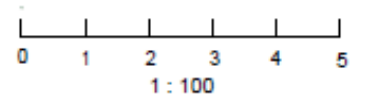
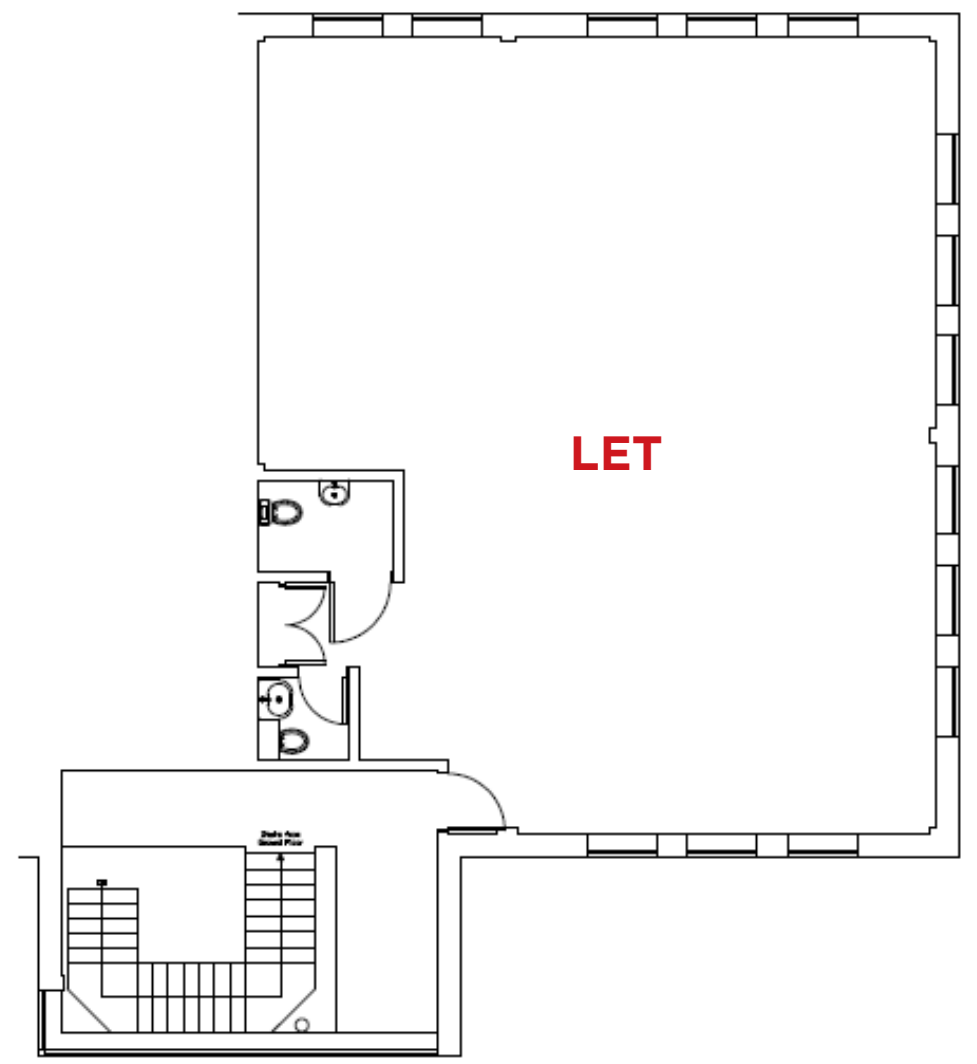
Floor	Area (ft2)	Area (M2)
1st	1,311 - LET	122 - LET
Ground	1,311 - Available	122 - Available
Total	2,622 ft2	244 m2



GROUND FLOOR



FIRST FLOOR



Property Name

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Quoting Rent & Service Charge

Available upon on application to the sole agents.

Tenure

The office is 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

Rateable Value 2024 / 25:	£30,0698
Rates Payable 2024/ 25:	£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 - A20

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.

CONTACT

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