

TO LET

REFURBISHED OFFICE BUILDING
16 CAR PARKING SPACES
302.02 SQ M (3251 SQ FT)



65 MACRAE ROAD
EDEN BUSINESS PARK
HAM GREEN
BRISTOL
BS20 0DD

BLADEN COMMERCIAL PROPERTY CONSULTANTS

Redland House, 157 Redland Road, Redland, Bristol BS6 6YE Tel: 0117 287 2006
Archway House, Welsh Street, Chepstow, Monmouthshire NP16 5LL Tel: 01291 440100

LOCATION

The property is located in Eden Office Park near Pill. Eden Office Park benefits from easy access to the M5 motorway network via Easton in Gordano, as well as being a short distance from Bristol City Centre and Avonmouth.

DESCRIPTION

- 3251 square feet.
- Short commute to Bristol City Centre and Avonmouth.
- 16 Car Parking spaces available.
- Desks installed for 48 members of staff.
- Glass partitioned meeting room.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
Ground Floor	145.20	1563
First Floor	156.82	1688
Total Net Internal Area	302.02	3251

TENURE

The property is available by way of a new fully repairing and insuring lease on terms to be agreed.

BUSINESS RATES

The Valuation Office Agency website states the premises is currently assessed for business rates as follows:

Description: Office and Premises

Rateable Value: £50,000

Interested parties are advised to make their own enquiries with North Somerset Council to ascertain the exact rates payable.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the rent but this will be confirmed.

PLANNING

We have not made any enquiries with North Somerset Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020).

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of B-46. A copy of the EPC is available from the agents.

RENT

£15.00 per square foot per annum.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Property Consultants:-

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SUBJECT TO CONTRACT

February 2025

