

OFFICES ON MODERN BUSINESS PARK – FOR SALE / TO LET

Unit B2 Vantage Office Park, Old Gloucester Road, Hambrook, Bristol, BS16 1GW



- Approximately 1,456–4,370 sq ft (135.29–405.98 sq m) NIA
- Excellent opportunity for a business to occupy the first floor, and benefit from the investment on the ground floor and basement on purchase
- 5 years term certain on the investment, at a rent of £42,000 pax!
- First floor available to let separately at £17 psf exclusive
- Good access with Junction 19 of the M32 approximately 1 mile, which in turn provides access to the M4 and M5 motorways



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Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
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LOCATION

Vantage Office Park is located in Hambrook, just off the Old Gloucester Road (B4427) and close to the junction with Winterbourne Road (B4057), approximately 1.3 miles from Parkway Railway station. The property is located approximately 2 miles from Junction 1 of the M32 motorway and 4 miles from Junction 16 of the M5. Parkway Railway Station is located within approximately 1.3 miles, and there are a number of bus services running along Winterbourne Road and Stoke Gifford Way.

DESCRIPTION

Unit B2 comprises a substantial, self-contained office building of brick and clad elevations beneath a pitched roof. The property provides modern, predominantly open plan accommodation over basement, ground and first floor, benefitting from communal W.C's and meeting rooms and kitchenette's on each floor.

The specification throughout includes a mix of carpeting and laminate wood-effect flooring, suspended ceilings with LED lighting, air conditioning, powder-coated double glazed windows.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:

Area	Sq ft	Sq m
Basement	1,458	135.44
Ground Floor	1,456	135.00
First Floor	1,456	135.29
Total	4,370	405.98

CAR PARKING

There are 6 car parking spaces allocated to the first floor office and 11 parking spaces for the whole property in total.

TENURE

The property is available for sale by way of the freehold interest or alternatively the first floor is available to let by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

QUOTING PRICE

£700,000 exclusive of VAT.

TENANCY SCHEDULE

Floor	Tenant	Lease Date	Term	Passing Rent	Break Dates	Rent Review	Security of Tenure
Base-ment & Ground	PFW UK Machining Ltd	16 th April 2026	10 year FRI lease from 8 th March 2026	£42,000 pax	8 th March 2031	CPI every 3 years	Outside L&T Act 1954
First	Vacant	N/A	N/A	N/A	N/A	N/A	N/A

QUOTING RENT

£17 per sq ft, per annum, exclusive of VAT.

PLANNING

Use Class E—therefore suitable for a wide range of uses.

EPC

The property has an energy performance rating of C (51).

BUSINESS RATES - FIRST FLOOR

Rateable Value:	£19,500
Rates Payable (2026/27):	£8,424

N.B. The car parking spaces are assessed separately.

VAT

We have been advised the property is elected for VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Luke Dodge MRICS
Tel: 0117 934 9977
Email: luke@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated April 2026

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