



FOR SALE/TO LET

**UNIT 5, THE SANCTUARY, EDEN OFFICE PARK,
HAM GREEN, BRISTOL, BS20 0DD**

APPROXIMATELY – 97.73 SQ M - 1,052 SQ FT

- **Self Contained Office Building**
- **Modern Office Accommodation**
- **5 Parking Spaces**

LOCATION

5 The Sanctuary is positioned on Macrae Road, Eden Office Park, Ham Green. The property lies within 2 miles of M5 Motorway Junction 19 at Gordano whilst there is swift access to Clifton and Bristol via the A369. Eden Office Park is also situated on the cycle route from Bristol.

CONTACT

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IMPORTANT INFORMATION

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UNIT 5, THE SANCTUARY EDDEN OFFICE PARK

DESCRIPTION

Eden Office Park provides an exceptionally attractive working environment.

The property comprises a self contained office building with accommodation arranged at ground and first floor levels. There is an external, first floor walkway accessed via a staircase, with additional lift access, that also provides an entrance to each property at this level. The accommodation is contemporary in design with good quality decoration and carpets, comfort cooling, kitchenette and WC's. An internal spiral staircase links the floors.

The courtyard is gated with a secure entry phone system and the premises benefit from 5 on site car parking spaces. There is a passenger lift and shared shower/WC on the balcony area.

ACCOMMODATION

Ground Floor	47.38 m ²	510 ft ²
First Floor	50.35 m ²	542 ft ²
TOTAL:	97.73 m²	1,052 ft²

CAR PARKING

There are 5 car parking spaces demised to the suite to the rear of the property and there is also unlimited free parking available close by.

PRICE/RENT

We are seeking offers in the region of £225,000 exclusive for the long leasehold.

The property is also available on a leasehold basis at the rent of £16,832 (16.00 per sq ft) per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

Details available on request.

RATES

According to the Valuation Office website, we understand that the premises are assessed as follows:-

Rateable Value: £17,000 (offices)

Rateable Value: £1,800 (car parking)

For verification purposes and phasing/transitional relief, if appropriate, interest parties are advised to make their own enquiries on www.voa.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D (76).

LEGAL COSTS

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

VIEWINGS

Strictly via sole agents:

Kate Richardson :
kate.richardson@carterjonas.co.uk or

Andrew Hardwick:
andrew.hardwick@carterjonas.co.uk

at this office. Tel 0117 922 1222

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SUBJECT TO CONTRACT

MAY 2023

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**Carter
Jonas**