

TO LET - HAM GREEN HOUSE, NEW WING

Carter Jonas



Ham Green House
Chapel Pill Lane
Ham Green
Bristol
BS20 0HH

- Approximately 24,634 Sq Ft (2,288.55 Sq M) with abundant car parking
- Located in a unique setting

LOCATION

Ham Green House is located on Chapel Pill Lane on the south eastern edge of the village of Ham Green. The property is located within 6 miles of Bristol City Centre via the A369 which links Clifton with the M5 motorway Junction 19 at Gordano.

DESCRIPTION

Ham Green House lies in a beautiful rural setting with the building sited within mature landscaped grounds. The property comprises part of the Ham Green Hospital Estate. Ham Green House was acquired and completely refurbished/extended by Penny Brohn Cancer Care in 2005.

The building, which is part Grade 2 Listed, split into the new wing and the main building, which is to be retained by Penny Brohn Cancer Care.

The new wing provides an impressive entrance hall, commercial kitchen, dining room, shop, seven office rooms, 17 therapy rooms, two demonstration suites, garden room function room and 26 en-suite bedrooms. The accommodation is modern, well maintained, bright and airy.

The accommodation has the benefit of gas fired central heating and the building is served by a main passenger lift. The wing incorporates high quality flooring and decoration throughout, double glazing and has been maintained to a high standard.

LEASE TERMS

The accommodation is offered to let as a whole on full repairing and insuring terms by way of service charge. Consideration will be given to lettings of part.

ACCOMMODATION

Measured on a gross internal area basis, the floor area is estimated to comprise:

ACCOMMODATION	Sq Ft	Sq M
Ground Floor	11,632	1,080.64
First Floor	9,698	900.97
Second Floor	3,304	306.95
TOTAL	24,634	2,288.56

BUSINESS RATES

Details are available on application

PLANNING

On 25th April 2003, North Somerset Council granted planning consent/Listed Building consent for the demolition of the existing extension to Ham Green House and the Alan Long Garden Room. D2 Consent was given for the erection of a two/three storey linked extension to form new accommodation for Bristol Cancer Care Centre together with internal and external alterations to the main house.

The previous use of the building prior to conversion/extension was as NHS Offices.

RENT

£14.50 per Sq Ft per annum plus rates and service charge.

SERVICES

We understand that mains gas, water, electricity and drainage are connected to the property. The building benefits from three phase power.

EPC

We understand that the property has a current EPC with a rating of C 61.

VAT

All terms quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION

For further information contact the sole agents;

Carter Jonas, St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

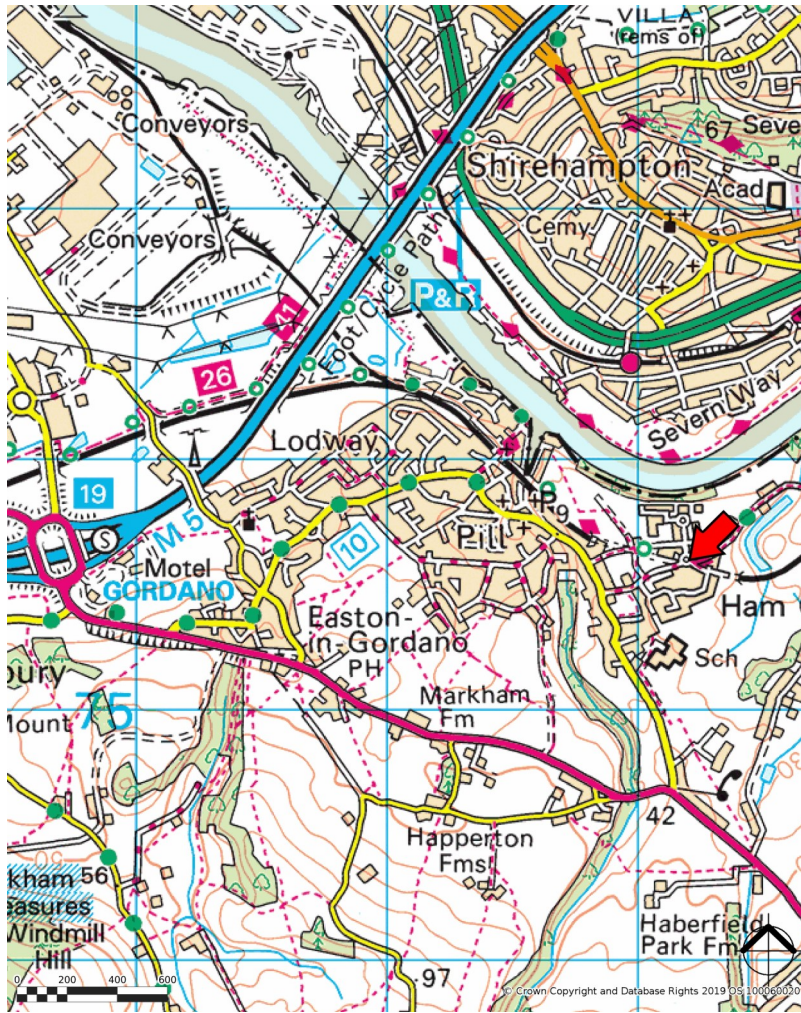
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SUBJECT TO CONTRACT



For identification purposes only

FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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