

FREEHOLD OFFICE BUILDING



65 MACCRAE ROAD, HAM GREEN,
BRISTOL

ALL ENQUIRIES

**65 MACRAE ROAD, EDEN OFFICE PARK, HAM GREEN,
BRISTOL, BS20 0DD**

APPROXIMATELY 3,251 SQ FT (302.02 SQ M)

- **16 Parking Spaces**
- **Open plan layout**
- **Self-contained**

LOCATION

65 Macrae Road is situated on Eden Office Park, which is located mid way between Bristol City Centre and less than 3 miles from the M5 Motorway Junction 19 at Gordano. Neighbourhood facilities are available nearby in Pill.

Eden Office provides an attractive office park with a mature parkland setting and a well-landscaped public realm with the benefit of 16 on-site parking spaces.

ACCOMMODATION

Ground Floor:	1,563 ft ²	145.20 m ²
First Floor:	1,688 ft ²	156.82 m ²
Total:	3,251 ft ²	302.02 m ²

CONTACT

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IMPORTANT INFORMATION

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DESCRIPTION

The property comprises a semi-detached two storey office building with masonry elevations supporting a roof clad in tiles. Windows are aluminium double glazed units.

The building provides substantially open plan offices on two floors with raised floors, central heating and comfort cooling. There is a good quality kitchenette on the Ground Floor.

The building has good quality male, female and disabled WC facilities together with a shower.

PARKING

16 car parking spaces.

BUSINESS RATES

The property is rated as offices and premises - Rateable Value 2022/23: £33,500.

The Rateable Value increases to £50,000 on 1st April 2023.

TERMS

The property is offered by way of sale for the freehold interest on the basis of vacant possession, or alternatively to let on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£52,000 per annum exclusive.

PRICE

£595,000 for the freehold interest on the basis of vacant possession.

EPC

The property has an Energy Performance Certificate B (46) rating.

LEGAL COSTS

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

VAT

All terms quoted are exclusive of VAT.

VIEWINGS

Strictly via sole agents:

Kate Richardson: kate.richardson@carterjonas.co.uk / 0117 363 5699 | 07342 701095

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FOR SALE OR TO LET

SUBJECT TO CONTRACT
Revised Jan 2024

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