

OFFICE

OFFICE



TO LET

5/6 BROOK OFFICE PARK, EMERSONS GREEN, BRISTOL, BS16 7FL

4,917—9,870 SQ FT (456.80—916.95 SQ M)

AVAILABLE AS A WHOLE OR ON FLOOR BY FLOOR BASIS FROM 4,917 SQ FT

- **High Quality Modern Office Building**
- **37 Car Parking Spaces**

LOCATION

5/6 Brook Office Park is located within the commercial area of Emersons Green positioned adjacent to the A4174 Avon Ring Road which connects the A4 at Keynsham with the M4/M5 Motorways.

The property lies 2.5 miles East of Junction 1 of the M32 Motorway, 4 miles East of Parkway Railway Station and 5.5 miles North of Bristol City Centre.

Emersons Green Retail Park provides a wide range of retail and leisure amenities including a Sainsburys and Boots whilst Premier Inn and Travelodge hotels are within walking distance of the property.

ACCOMMODATION

Ground Floor:	4,953 sq ft	(460.14 sq m)
First Floor:	4,917 sq ft	(456.80 sq m)
Total:	9,870 sq ft	(916.95 sq m)

CONTACT

Carter Jonas
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carterjonas.co.uk/commercial

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IMPORTANT INFORMATION

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DESCRIPTION

5/6 Brook Office park comprises a two-storey detached office building with open plan layouts.

Space available as a whole or on a floor by floor basis, to include:-

- Raised access floors
- Ceiling mounted air conditioning
- Good quality carpets and decorations
- 8 person passenger lift
- Male, female and disabled WC facilities plus shower
- Openable windows
- Kitchen and breakout areas
- Ceiling height 2.66m

PARKING

Approximately 37 car parking spaces.

BUSINESS RATES

Rateable Value: £151,000

This remains unchanged from 1st April 2023

LEASE

The property is held under an existing lease of 25 years from 13th August 2008 on a full repairing and insuring terms.

RENTAL

£200,000 per annum, exclusive.

The rent is to be reviewed on 13th April 2023 and 2028.

TERMS

The property is offered to let either by way of an assignment or a sublease with terms to be agreed. Consideration will be given to letting of individual floors from 4,917 sq ft (456.80 sq m)

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of C 56.

LEGAL COSTS

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

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Andrew Hardwick: andrew.hardwick@carterjonas.co.uk | 0117 363 5694 | 07771 820 053

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SUBJECT TO CONTRACT February 2023

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