



**alder king**

PROPERTY CONSULTANTS

**TO LET**

# Unit 1 Pinkers Court

Briarland Office Park, Rudgeway, Bristol, BS35 3QH

Good quality office accommodation in a self-contained building with onsite car parking – 2,012 sq ft net approx..

# Location

Briarland Office Park is a successful campus style office development in a rural setting on the main A38 Gloucester Road approximately 3 miles north of Junction 16 of the M5 providing easy access to the motorway and only 12 miles away from Bristol City Centre.

The Park is within easy reach of the motorway network as well as being close to Thornbury town centre which provides a good range of shopping, leisure and eating facilities whilst The Mall at Cribbs Causeway and Bristol Parkway train station are both within a 10 minute drive.

**M4**



**3 miles south**

**M5**



**3 miles south**

**Thornbury**



**2.5 miles**

**Bristol**



**12 miles**



# Accommodation

## Description

The units on Briarland Office Park all provide high quality open plan office accommodation within a well managed and landscaped setting. The available accommodation within unit 1 is in a self-contained building and is due to be recently refurbished.

## Parking

The accommodation has a total of 5 available onsite car parking spaces.

## Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

| Area         | Sq ft        | Sq m         |
|--------------|--------------|--------------|
| Ground floor | 1,102        | 102.4        |
| First floor  | 910          | 84.5         |
| <b>TOTAL</b> | <b>2,012</b> | <b>186.9</b> |

**Fixed underfloor grid**



**Self-contained building**



**Underfloor heating & radiators**



**Onsite parking**



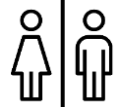
**LED lighting**



**Kitchenette**



**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of South Gloucestershire Council.

Tel: 01454 868004 or [www.southglos.gov.uk](http://www.southglos.gov.uk).

## Business Rates

Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

We are advised that the 2023 Rateable Value for the unit is £25,000

## Energy Performance Certificate

The EPC Rating is B 49 and the full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Tenure

The unit is available on a new full repairing lease by way of a service charge, for a term of years to be agreed.

## Rent

The accommodation is offered to let at a quoting rent of £17.50 per sq ft per annum exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

Pembroke House  
15 Pembroke Road  
Clifton  
Bristol  
BS8 3BA

[www.alderking.com](http://www.alderking.com)

**AK Ref: TWD/60518**  
**Date: December 2023**  
**Subject to Contract**

## Tom Dugay

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## Or our joint agent Savills

**Sam Williams – 0117 9100310**

## Important Notice

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### 2. Misrepresentation Act 1967

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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.