



TO LET

Unit 7 Pinkers Court

Briarland Office Park, Rudgeway, Bristol BS35 3QH

High quality office accommodation with onsite car park – 1,620 – 3,275 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 7, is located at ground floor level and has been recently refurbished to a high standard. The first floor could also be made available to accommodate larger enquiries.

Parking

The ground floor accommodation has a total of 5 available 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	1,620	150.5
<i>First floor – could be offered</i>	<i>1,655</i>	<i>153.8</i>
TOTAL	3,275	304.3

Onsite Shower Block



Suspended ceilings



New VRF Air Conditioning



Onsite parking



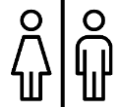
LED Lighting



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.

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.

We are advised that the 2022 Rateable Value for the unit is £18,000

Energy Performance Certificate

The EPC Rating is B 50 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 ground floor is available on a new full repairing lease by way of a service charge, for a term of years to be agreed. The first floor could also be made available to accommodate larger enquiries.

Rent

The accommodation is offered to let at a quoting rent of £19.50 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

AK Ref: TWD/60518

Date: Nov 2023

Subject to Contract

Tom Dugay

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07974 186462

tdugay@alderking.com

Joint Agents - Savills

0117 910 2200

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

alder king

PROPERTY CONSULTANTS

