Preliminary Leasing Brochure - Offices To Let

No. 7 Pinkers Court, Briarland Office Park, Rudgeway, North Bristol, BS35 3QH

Ground floor office - 1,585 sq ft (147 sq m) with 5 parking spaces

Location - BS35 3QH
Briarland Office Park is a campus style office development in a rural setting on the A38 Gloucester Road, approximately 3 miles north of junction 16 of the M5.

The office park is within a 5 minute drive of Thornbury town centre, whilst the Mall at Cribbs Causeway and Bristol Parkway Train Station are both within a 10 minute drive.

Description
No. 7 comprises a high quality two storey self contained office in an attractive landscaped courtyard setting with rural views. The demise is due to undergo a Landlord refurbishment in March 2021 to the following specification:

- Refurbished VRF Air conditioning.
- LED lighting.
- Fitted kitchens with white goods.
- 24 hour security.
- Communal tenant gym with showers.

Available Space

Floor	Area (Sq ft)	Area (Sq M)	Available
Ground Floor	1,585	147	April 2021

Quoting Rent & Service Charge
Price on application.

Tenure
The office is available to lease directly from the Landlord on a New Full Repairing & Insuring lease by way of a service charge, contracted outside the Landlord & Tenant Act 1954.

Parking
5 demised parking spaces plus access to an informal visitor car parking available.

Business Rates
Rateable Value: £18,000
Rates Payable : £8,820 (£5.56 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

Use - Use Class E (previously known as B1 Offices.)

EPC - B50.

VAT - The building is elected for VAT and therefore VAT will be chargeable on the rent or service charge.

Legal Costs - Each party is responsible for their own costs.

Viewing & Further Information

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The image above shows the internal specification of Unit 8 Pinkers when refurbished in 2015. The floor will undergo a landlord refurbishment providing the same specification as shown available in April 2021.

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Feb 2021 —Subject to Contract

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