



TO LET

H1 Harlequin Office Park

Emersons Green, Bristol, BS16 7FN

Attractive self-contained office building arranged three floor – 8,649 – 27,259 sq ft net approx.

Location

Harlequin Office Park is an attractive high quality office development prominently located in Emersons Green, which is only 7 miles from Bristol city centre. The Park enjoys unrivalled transport connections, via road, motorway or rail networks.

The property is conveniently located close to the A4174 Ring Road, which provides direct access to Junction 1 of the M32, and the M4/M5 interchange, which are 2 and 5 miles away respectively. Bristol Parkway is also only 4 miles to the east.

Harlequin Office Park benefits from a range of onsite amenities including a Hotel and drive thru restaurant / bakery and café. Additional nearby amenities are located at Emersons Green Retail Park and Abbey Wood Retail Park, both of which are only a short drive away.

M32



2 mile west

M4/M5



5 miles northwest

Bristol Parkway



4 miles

Bristol City Centre



7 mile



Accommodation

Description

This modern purpose-built self-contained property provides high quality office accommodation in a well-connected location. The accommodation is available as a whole or on a floor-by-floor basis.

The space is predominantly open plan in nature with a limited amount of occupier fit out and furniture which could be included or removed, to suit specific requirements.

Parking

The property has a total of 122 allocated on site parking spaces.

Services

We are advised that all 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 the state and condition of such items.

Area	Sq ft	Sq m
Reception	451	42
Ground floor	8,649	803
First floor	9,073	843
Second floor	9,086	844
TOTAL	27,259	2,532

Approximate NIA

Fully accessible raised floors



Suspended ceilings



Air Conditioning



Shower facilities



LED lighting



Kitchenette



WC facilities



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PROPERTY CONSULTANTS



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.

Energy Performance Certificate

The property benefits from an EPC B.

Code for Leasing

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

VAT

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

Lease

The property is available on a new full repairing and insuring lease for a terms of years to be agreed.

Rent

£23.50 per sq ft per annum exclusive of VAT.

Legal Costs

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

References/Rental Deposits

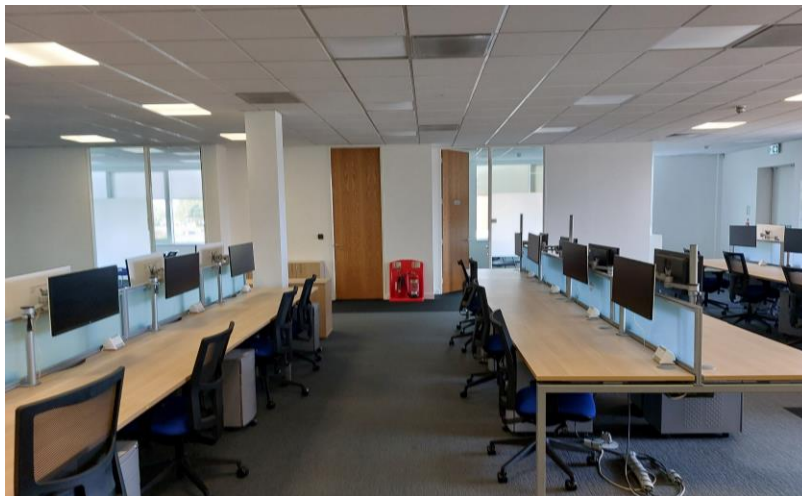
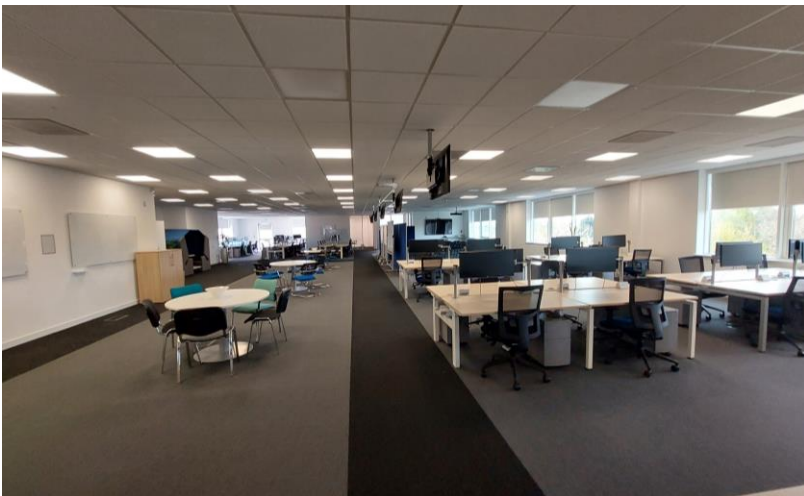
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

AML

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

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Viewing Arrangements

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

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Subject to Contract

Important Notice

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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.