

OFFICE

OFFICE



TO LET

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

APPROXIMATELY 9,870 SQ FT (916.95 SQ M)

MAY SPLIT FROM 4,917 SQ FT (456.80 SQ M)

- **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

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

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DESCRIPTION

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

Amenities:

- Raised access floors
- Ceiling mounted air conditioning
- Good quality carpets and decorations
- Fluorescent lighting
- 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

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

Kate Richardson: kate.richardson@carterjonas.co.uk | 0117 363 5699 | 07342 701 095



SUBJECT TO CONTRACT April 2022

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