

# OFFICES TO LET

## Laurel House, Brotherswood Court, Bristol BS32 4QW



### Key Features

- Attractive business park location
- On-site car parking
- Approx. 3 miles fr Bristol Parkway Rail Station
- Close to M4/M5 interchange

### Viewing

By appointment via:

#### Alex Riddell

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e: alex.riddell@cbre.com

#### Peter Martin

t: +44 117 943 5763  
e: peter.martin3@cbre.com

### CBRE Limited

13 & 14 Floors, Clifton Heights, Triangle West,  
Bristol BS8 1EJ

[www.cbre.co.uk](http://www.cbre.co.uk)

### Location

Brotherswood Court is situated on Almondsbury Business Park which is an established business park approximately 7 miles north of Bristol city centre and half a mile to the east of Aztec West Business Park. Other office occupiers on Almondsbury include RAC, Kerry Foods and Cemex. Access to Junction 16 of the M5 is approximately 1 mile from Brotherswood Court and Bristol Parkway rail station is approximately 3 miles to the south. Parkway station has mainline services to London Paddington (fastest journey time 1hr 23 minutes).

### Description

Brotherswood Court is a purpose built office development which was developed around three existing farm buildings in the early 1990's and comprises 8 office buildings and a restaurant. The park stands out for its attractive and mature landscaping and use of reconstituted stone for the external elevations on the majority of the buildings.

Laurel House provides accommodation over ground and first floors with the suites due to be refurbished to provide new carpets, decorations, new ceiling tiles and double glazing. The available accommodation is located on the ground floor and has the following approximate floor areas which have been measured on a Net Internal Area basis:

### Floor Areas

Part First floor (A)	1,764 sq ft
Part First floor (B)	1,103 sq ft
<b>Total</b>	<b>3,876 sq ft</b>

### Specification

The accommodation provides the following specification

- Suspended ceilings with recessed lighting.
- Raised carpeted floors.
- Central heating.
- Double glazed windows.
- Male and Female WC's.
- On site car parking.

### Car Parking

On site car parking is available at ratio of 1 space per 250 sq ft

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## Tenure

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The suites are offered on the basis of a new effectively full and repairing and insuring lease (by way of a service charge) for a term to be agreed.

## Rent

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The passing rent is approximately £14.50 per sq ft per annum exclusive of VAT.

## Service Charge and Insurance

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Service charge and Insurance is payable. Further details available upon request.

## Business Rates

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Interested parties are advised to make their own enquiries to the valuation office. Business Rates are payable.

## VAT

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VAT is payable on rent, service charge and insurance.

## EPC

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The EPC rating on suite A is B-49 and suite B C-57. A copy of the certificate and recommendation report are available upon request

## Further Information

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For further information, please contact the sole joint agents Alex Riddell or Peter Martin of CBRE on 0117 9435757. Alternatively contact our joint agent Burston Cook.

Subject to contract - September 2018

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