MODERN, GROUND FLOOR OFFICE SUITE

Units 5 & 6, Cube M4 Business Park, Bristol, BS16 1FX

- An attractive, open plan office suite situated on the ground floor.
- Approximately 1,285 sq ft (119.34 sq m).
- Established business park location with excellent network connections being within 2 miles of the M32 which in turn provides access to the M4 and M5.
- Modern specification to include LED lighting and air conditioning.
- On-site car parking.

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

www.burstoncook.co.uk

BURSTON COOK
0117 934 9977

LOCATION

Cube M4 Business Park is located just off the Old Gloucester Road (B4427) close to the junction with Winterbourne Road (B4057) in north Bristol and is approximately 1.3 miles from Parkway Railway station.

The property is located approximately 2 miles from Junction 1 of the M32 motorway and 4 miles from the Junction 16 of the M5. There are also a number of bus services running along Winterbourne Road and Stoke Gifford Way. The property is within a short distance of various local leisure and retail facilities to include Virgin Active, Bradley Stoke Leisure Centre and The Willowbrook Shopping Centre with a Tesco Extra.

DESCRIPTION

The property comprises a ground floor office suite within a detached, two storey building. The suite is fitted out to a high specification to include carpeting, suspended ceiling with recessed LED lighting, air conditioning, raised floor with floor boxes, one-to-one meeting room, kitchenette, and WC.

Externally, there is allocated on-site car parking.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,285 sq ft (119.34 sq m).

TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

RENT

Upon application.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

The property requires a new, separate assessment. Further information can be provided upon request.

VAT

We have been advised that the property is elected for VAT.

EPC

An EPC has been commissioned and will be available for inspection.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook
FAO: Vicki Grimshaw BSc (Hons)
Tel: 0117 934 9977
Email: Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

November 2022

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants

BURSTON COOK
0117 934 9977