

For Sale

Grd & 1st Floor Office, The
Court Annex, The Green, Stoke
Gifford, Bristol BS34 8PD

- Close to Bristol Parkway Station
- High Quality Grd & 1st Floor Office Space
- Parking

- Approx. 129.46sqm (1,393 sqft)
- Freehold Vacant Possession
- Suitable for Owner / Occupiers / Investors





LOCATION

The property is located within the mainly residential area of Stoke Gifford which is approximately 5 miles north east of the City Centre and within the immediate vicinity of Bristol Parkway train station. The subject property also benefits from excellent road links serving the M32, M5 and M4

DESCRIPTION

The available space comprises 6 offices at ground and first floor level and consist of painted walls and ceilings and has the benefit of a private garden area. The property is a Grade II listed building.

TENURE

Purchase of Freehold Interest with Vacant Possession

PRICE

£ POA

SERVICES

Mains electricity, water and drainage available. None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

EPC CERTIFICATE

D-94

A copy of the EPC Certificate is available on request from the agents.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to South Gloucestershire Council Planning Department.

RATING

The Valuation Office Agency website describes the property as Office and Premises with a rateable value of £19,900.

However, interested parties should make their own enquiries to the local billing authority, South Gloucestershire Council

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMODATION

The premises consist of ground & first floor office space with direct access via ground floor entrance and benefits electric storage heaters, a mixture of mounted strip lights and recessed lighting, shared kitchen and WC's

Office 1 -	12.20 SqM (131 SqFt)
Office 2	19.80 SqM.(213 SqFt)
Office 3	10.10 SqM (108 SqFt)
Office 4 -	38.50 SqM (414 SqFt)
Office 5 -	29.33 SqM (315 SqFt)
Office 6	19.53 SqM (210 SqFt)
TOTAL AREA -129.46 SqM (1,393 SqFt)	

INSPECTIONS & FURTHER VIEWING

Viewings strictly by prior appointment with the sole agent:

Spencer Gower MRICS
SPG Property Ltd
Office F1, Unit 23 Leafield Industrial Estate
Corsham SN13 9RS
Tel: 01225 615530
spencer@spgproperty.com



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