

Units 1 & 2, Old Gloucester Road, Parkway, Bristol BS16 1FX

SELF CONTAINED - OFFICES TO LET

Ground & 1st floor: 1,722 - 7,109 sq ft (159 - 661 sq m)



savills

Units 1 & 2, Old Gloucester Road, Parkway, Bristol BS16 1FX



Units 1 & 2, Old Gloucester Road, Parkway, Bristol BS16 1FX

LOCATION - BS16 1FX

Units 1 & 2 are located on CUBEM4 Business Park on the Old Gloucester Road within North Bristol approximately 1.4 miles from Parkway railway station, 2 miles from junction 1 of M32 motorway and 4 miles from junction 16 of the M5.

Specification

CUBEM4 offers eight self-contained office buildings in a landscaped environment with parking. Units 1 & 2 are available to following specification:

- Open plan offices with comfort cooling and raised access floors
- Suspended ceilings with flat panel LED lighting
- Excellent natural light and floor to ceiling heights
- Generous parking provision with 20 spaces for the whole building a ratio of (1:340 sq ft).
- Shower provision and secure external cycle

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)
1st floor	3,422	318
Ground floor	3,422	318
Reception	265	25
Total	7,109 sq ft	661 sq m

Tenure

New Full Repairing & Insuring sublease for a term up to 12th July 2027, contracted outside the Landlord & Tenant Act 1954.

Alternatively, consideration will be given to granting a new lease direct from the landlord for a term of years to be agreed.

Quoting Rent & Service Charge

Upon Application to the sole agents,

WHY CUBEM4, Parkway



Parking
for 20 cars



Bristol Parkway
Train Station
20 minutes walk



M4/M5 interchange
5 minutes drive



Pub lunch
Winter Stream Farm
pub/restaurant
2 minutes walk



Shopping
Tesco Extra
7 minutes drive



Bus stop 4 minutes
walk. Buses every
10 minutes –
shorter journey times
with dedicated lanes




Superfast
Fibre Internet
Connection in
place on park



CUBEM4
Business Park

 **BRISTOL
PARKWAY**

 **METRO BUS
PARKWAY STOP**

**NEW
STOKE GIFFORD
BY-PASS**

 BRISTOL CITY CENTRE - 4 MILES

M4

M32

**M32/M4
INTERCHANGE**

Units 1 & 2, Old Gloucester Road, Parkway, Bristol BS16 1FX

CONTACT

For further information please contact:

Harry Allen
hrallen@savills.com
0117 910 2356

Sam Williams
sam.j.williams@savills.com
0117 910 0310

Business Rates

1st floor rateable value: £44,535 2024 / 25
Rates Payable £6.49 per sq ft (£22,209 per annum)

Ground floor rateable value: £44,935 2024 / 25
Rates Payable £6.55 per sq ft (£22,414 per annum)

Use - B1 Offices

EPC - C66

VAT

The buildings are elected for VAT and therefore VAT will be chargeable on the rent or service charge.

Legal Costs

Each party is responsible for their own costs.

savills



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 15.10.2024