

Hootons.



Unit 4 & 5 Apex Court
Flexible Office Space

£14,950-£30,292 pa

820-3,238 sq ft (76-300 sq m)



Description

The property comprises an open plan office which benefits from suspended ceilings with strip lighting, kitchenette and W.C facilities. In addition there are 5 allocated off street parking spaces.

Location

Apex Court is part of the Almondsbury Business Park, an established and popular business development, close to the M4 and M5 interchange, accessible via junction 16 of the M5 on the A38 to Bristol. The premises are approximately 6 miles north of Bristol City centre and 2 miles from Bristol Parkway Rail station, which provides regular services to London Paddington.

Terms

The premises are available by way of a full repairing and insuring lease for a term to be agreed

Use

Class E – Suitable for offices, financial and professional services. Research and development

Rent

Ground floor - £15,342 per annum exclusive

First floor - £14,950 per annum exclusive.

Total - £30,292

VAT

All figures quoted are exclusive of VAT which is chargeable.

Energy Performance

Available on request

Size & Floors

	SQ FT	SQ M
Ground floor	1,640	152.36
First floor	1,598	148.44
TOTAL	3,238	300.80

Business Rates

Rateable Value: £10,500

Rates Payable (2020/21) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

Each party will be responsible for their own legal costs in connection with this transaction.

Map



Viewings & further information

Viewings strictly by prior appointment

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