

Lot 23

£15,541 per annum exclusive with approximately 800 sq ft to be let.

Unit 1 Apex Court, Almondsbury Business Park, M4/M5 Interchange, Bristol BS32 4JT

Freehold Office Investment



Key Details

- Modern self-contained office building
- Approximately 2,550 sq ft
- Strategically located on the M4/M5 interchange on an established business park
- Major nearby occupiers include TSB, RAC and Redrow

On Behalf of **m.seven** REAL ESTATE

Location

Miles: 6 miles north of Bristol City Centre
16 miles north-west of Bath
36 miles east of Cardiff

Roads: A38, M4, M5

Rail: Bristol Parkway Railway Station (direct to London Paddington)

Air: Bristol Airport

Situation

Apex Court is an established office park situated within the greater Almondsbury Business Park, strategically located at the interchange of the M4 and M5 motorways. Almondsbury Business Park benefits from being adjacent to Aztec West (home to over 100 companies) and just 2 miles from Bristol Parkway Railway Station. Major nearby occupiers on Almondsbury Business Park include TSB, RAC and Redrow.

Description

The property comprises self-contained office accommodation arranged over ground, first and second floors. The unit benefits from modern, flexible office accommodation and 8 car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

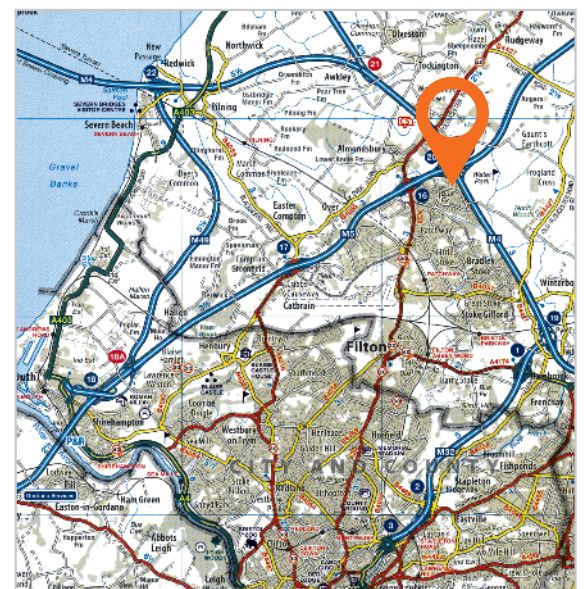
Energy Performance Certificate

Band D. See legal pack at acutus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx.)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	76.26 sq m (821 sq ft)	HYDRA COMMUNICATIONS LIMITED	3 years from 05/12/2016	£7,000	04/12/2019
First	Office	73.95 sq m (796 sq ft)	VACANT			
Second	Office	86.95 sq m (936 sq ft)	VERICLAIM UK LIMITED (1)	5 years from 08/07/2014	£8,541	07/07/2019
Total		237.16 sq m (2,553 sq ft)			£15,541	

(1) Vericlaim operates a nationwide claims service from nine locations in London, Birmingham, Bristol, Belfast, Chelmsford, Glasgow, Leeds, Manchester and Uxbridge. Handling more than 16,000 claims each year with more than 200 staff of whom three quarters are professional claims handlers and adjusters and many are CII, CILA, RICS and FCA qualified or multiqualified (Source: www.vrsvericlaim.co.uk).



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