

Lot 41

£7,500 per annum
exclusive & part vacant

Unit 14 Apex Court, Almondsbury Business Park, M4/M5 Interchange, Bristol BS32 4JT

Freehold Office Investment & Part Vacant



Key Details

- Modern self-contained office building
- Approximately 2,508 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 Trustees

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 7 car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk

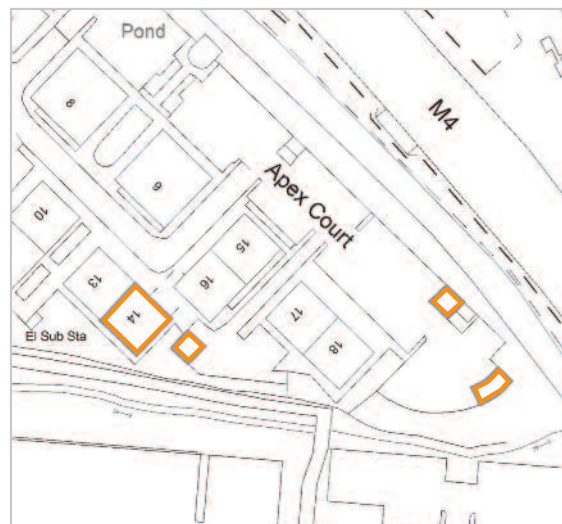
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	76 sq m (818 sq ft)	SARU GENERAL TRADING LIMITED (1)	2 years from 20/02/2019 (2)	£7,500	19/02/2021
First	Office	73 sq m (786 sq ft)	VACANT			
Second	Office	84 sq m (904 sq ft)	VACANT			
Total		233 sq m (2,508 sq ft)			£7,500	

(1) Website: www.sarugeneral.com

(2) Option to determine at the end of the first year NOT exercised.

NB. The property is not within the proposed 'clean air zone', with planned traffic restrictions (www.bristol.citizenspace.com).



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