

# Apex Court

Almondsbury Business Park, Bristol, BS32 4JT



**To Let/For Sale**

**Offices**

**768 Sq ft - 2,566 Sq ft**

## Description

A number of units are currently available within Apex Court, all providing high quality, purpose built office accommodation in both open plan and cellular layout. The offices benefit from a good car parking ratio and are due to be fully refurbished.

## Location

Apex Court is an established office park located within the Almondsbury Business Park. The Business Park is a popular location and is easily accessed off Woodlands Road from the A338.

Bristol Parkway Railway Station is within two miles providing frequent services to Bristol City Centre, London, Birmingham and Cardiff.

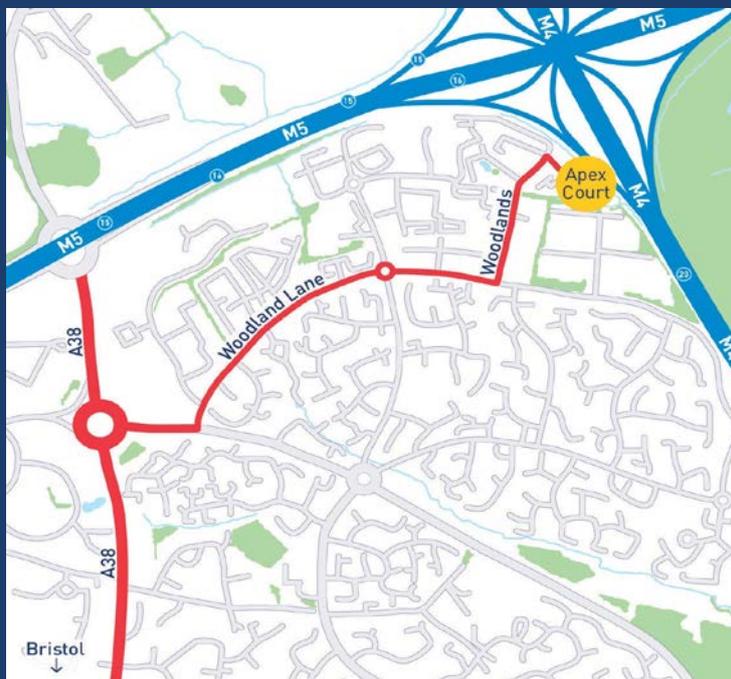
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## Accommodation

Unit	Floor	Sq ft	Sq m
1	Ground Floor	821	76.3
	First Floor	796	73.9
	Second Floor	949	88.2
		<b>2,566</b>	<b>238.4</b>
2	First Floor	799	74.2
	Second Floor	937	87.0
		<b>1,736</b>	<b>161.2</b>
11	First Floor	782	72.6
	Second Floor	926	86.0
		<b>1,708</b>	<b>158.6</b>
15	Ground Floor	790	73.4
	First Floor	768	71.3
	Second Floor	880	81.3
		<b>2,483</b>	<b>226.5</b>



## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Energy Performance Certificate

The available accommodation holds the following ratings:

Unit 1: E/105

Unit 2: E/113

Unit 11: E/111

## VAT

All figures quoted are exclusive of VAT.

## Tenure

Apex Court offers total flexibility with lease packages and accommodation which can be tailored to suit occupier's individual requirements from approximately 769 sq ft.

The accommodation is available by way of a new effectively full repairing and insuring lease(s) direct with the Landlord for a term(s) to be agreed. Alternatively our clients would also consider the sale of the long leasehold interest.

## Business Rates Payable

Parties are advised to make their own enquiries of the Local Authority ([www.VOA.gov.uk](http://www.VOA.gov.uk))

**For All Enquiries and Inspections Please Contact:**



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