



TO LET

Tel: 0117 984 8400

**ENERGY HOUSE, MILBURY HEATH ROAD,
BUCKOVER, WOTTON-UNDER-EDGE,
GL12 8QH**

**Self-Contained Offices with Car Parking
Size 1,853 sq ft (172.10 sq m)**



- Self-Contained Private Unit
- 20 Car Parking Spaces
- 2.9 Miles from J14 of M5 Motorway
- 5.7 miles from M4/M5 Interchange



LOCATION

The property is located on the A38, a main arterial route in and out of Bristol and surrounding areas. Motorway links are excellent from the property with Junction 14 of the M5 Motorway some 2.9 miles north and Junction 15 at the M4/M5 interchange some 5.7 miles south. The motorways provide national transport links to Birmingham, London, South Wales and the South West. Bristol City Centre is 15 miles south. Locally, the property benefits from its immediate location to Thornbury.

DESCRIPTION

This modern property is an architecturally attractive two-storey purpose built office.

Set in its own attractive natural landscaped grounds, the building benefits from 20 private parking spaces. Internally the property provides modern open-plan offices with:

- Air conditioning
- Fully accessible raised floor
- 8 person passenger lift
- Suspended ceiling with recessed CAT 2 lighting
- Male and female WC facilities
- Disabled WC facilities
- Excellent natural light with floor to ceiling windows
- Attractive entrance lobby with open glass panel stair case
- Fully maintained fire and intruder alarm

PLANNING

We understand the estate benefits from B1 office use however all interested parties should make their own enquiries with the local Planning Department.

TENURE

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

ACCOMMODATION

The property comprises a Net Internal Area of:

Ground Floor	868	sq ft	80.60	sq m
First Floor	985	sq ft	91.50	sq m
Total NIA	1,853	sq ft	172.10	sq m

PARKING

20 private parking spaces

VAT

All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries

RENT

Upon application

SERVICE CHARGE

The grounds and landscaping is maintained by the Landlord and therefore the service charge is inclusive in the annual rent.

BUSINESS RATES

Rateable Value of £29,000 (2010 Rating List)

LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

EPC

The unit is awaiting assessment. An EPC will be available in due course.

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the sole agents:

Robert Brophy BNP Paribas Real Estate
Tel: 0117 984 8450
Mob: 07887 058 702
Email: robert.brophy@bnpparibas.com

Will Pattemore BNP Paribas Real Estate
Tel: 0117 984 8403
Mob: 0746 847 1215
Email: william.pattemore@bnpparibas.com

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SUBJECT TO CONTRACT



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