



## 68a Macrae Road, Eden Office Park

Ham Green, Bristol, BS20 0DD

**Newly constructed two storey office building with the ground floor available to let**

**2,048 sq ft**

(190.27 sq m)

- Open plan floorplate
- Air conditioned
- Concrete plank ceiling with LED lighting
- In floor trunking
- Shower facilities
- On-site car parking

## Summary

<b>Available Size</b>	2,048 sq ft
<b>Rent</b>	£17.50 per sq ft
<b>Business Rates</b>	To be assessed
<b>Service Charge</b>	To be assessed
<b>Car Parking</b>	8 parking spaces will be included with the ground floor
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£1.35 per sq ft Estate SC is £2,699.99 per annum (to Dec 2024).
<b>EPC Rating</b>	A (1)

## Location

Eden Office Park is a well-known and established suburban business park located in Ham Green, Bristol. The Park is easily accessed off the A369 leading along Pill Road and Macrae Road past the St Katherine's School and Lodway Cricket Club. There is easy access to the motorway network along Martcombe Road to Junction 19 of the M5 just 3 miles to the West and 4 miles to the East via the A369 leads to Clifton and Bristol City Centre. There are a number of bus stops nearby and also several cycle trails.

Being located in Ham Green close to Pill and Easton in Gordano, the location provides excellent transport links together with amenities for staff including numerous public houses, newsagent stores and also an estate sandwich delivery service. Within Portishead and Clifton, a short drive away there are an abundance of amenities for occupiers from supermarkets, retail stores, gyms, hotels and food/drink outlets.

## Description

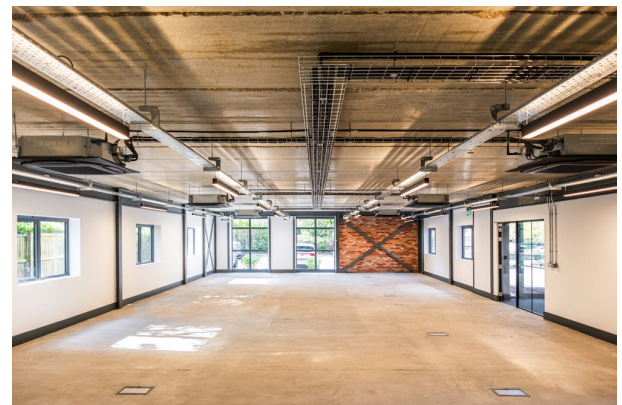
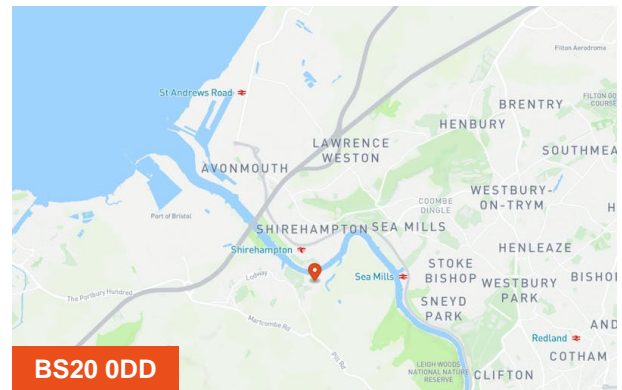
68a Macrae Road is a new self-contained two storey high quality office building set on an established business park with an attractive car parking ratio and easy access to the motorway network. The building is newly constructed and recently completed offering brand new space to a new occupier.

The new building benefits from exposed services and concrete plank ceiling on the ground floor with ceiling mounted 4-pipe fan coil air conditioning, low glare lighting and in-floor/screed trunking. There are two WCs and a disabled WC on the ground floor, plus a shower facility, accessed off the common area stairwell. There are 8 parking spaces available with the ground floor including 2 EV charging points.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	2,048	190.27	Available
<b>Total</b>	<b>2,048</b>	<b>190.27</b>	



## Viewing & Further Information

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# High Density Plan - Option 1



Note expansion desks shown subject to upgrade of ventilation & a/c systems

## Accommodation Schedule

### Reception

1 person desk  
2 person waiting

### Open Plan

20-26 Desks (1400W)  
2 other flexible work settings  
Storage/Coats/ Lockers  
1no. Print/ Copy Point

### Meeting

1no. 8-10 person  
1no. 6-8 person

### Kitchenette/ Breakout

6 seats

# High Density Plan - Option 2



Note expansion desks shown subject to upgrade of ventilation & a/c systems

## Accommodation Schedule

### Reception

1 person desk  
4 person waiting

### Open Plan

20-24 Desks (1400W)  
2 other flexible work settings  
Storage/Coats/Lockers  
1no. Print/ Copy Point

### Meeting

1no. 4 person  
1no. 8-10 person

### Office/Meeting

1no.

### Kitchenette/ Breakout

6 seats

# Low Density Plan - Option 1



## Accommodation Schedule

### Reception

1 person desk  
5 person waiting/ meeting

### Open Plan

12 Desks (1600W)  
6 other flexible work settings  
Storage/Coats/ Lockers  
1no. Print/ Copy Point

### Meeting

1no. 8-10 person

### Telephone Booths

2no. booths

### Zoom Rooms

2no. 1 person

### Kitchenette/ Breakout

8 seats

# Low Density Plan - Option 2



## Accommodation Schedule

### Reception

1 person desk  
2 person waiting/ meeting

### Open Plan

16 Desks (1600W)  
10 other flexible work settings  
Storage/Coats/ Lockers  
1no. Print/ Copy Point

### Meeting

1no. 10-12 person

### Kitchenette/ Breakout

7 seats