



## Building C1, Vantage Office Park

Old Gloucester Road, Hambrook, Bristol, BS16 1GW

**Opportunity to acquire a self-contained office building in an established business location in North Bristol.**

**2,009 to 5,092 sq ft**  
(186.64 to 473.06 sq m)

- Modern office accommodation
- Refurbished to a high specification
- EPC A (25)
- Available immediately
- Air Conditioning
- Raised Floors
- LED Lighting
- Double Glazed Openable Windows
- 16 on-site allocated car parking spaces

## Summary

<b>Available Size</b>	2,009 to 5,092 sq ft
<b>Rent</b>	£17.50 per sq ft
<b>Rates Payable</b>	£12,804.34 per annum [1st Floor C1 RV = £23,500; Car Parking RV £2,160]
<b>Service Charge</b>	£3.60 per sq ft 2024 Budget: £7,250 per annum
<b>Car Parking</b>	6 car parking spaces allocated to the suite, or 16 for the whole building.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	A (25)

## Description

Building C1 is a semi-detached office building providing modern open plan accommodation across 3 floors. The first floor has recently been refurbished and the ground and lower ground floors are due to be refurbished upon vacation of the existing tenant. Each floor can be provided on a self-contained basis, but the preference is to dispose of the whole. There are 16 car parking spaces demised to the building. The accommodation is available to purchase or the Landlord will consider a new lease for a term of years to be agreed.

## Location

Vantage Office Park is situated in an elevated position fronting the B4057 Winterbourne Road and visible from the M4 motorway. The Park is easily accessed from Junction 1 of the M32 and is only 3 minutes and 6 minutes respectively from the A38 and Junction 16 of the M5. Bristol Parkway railway station is less than a mile away and provides direct connections to London Paddington. The Metrobus M1 runs close to the site and provides excellent connectivity from North to South Bristol. There are a number of local bus services running along Stoke Gifford Way and Winterbourne Road.

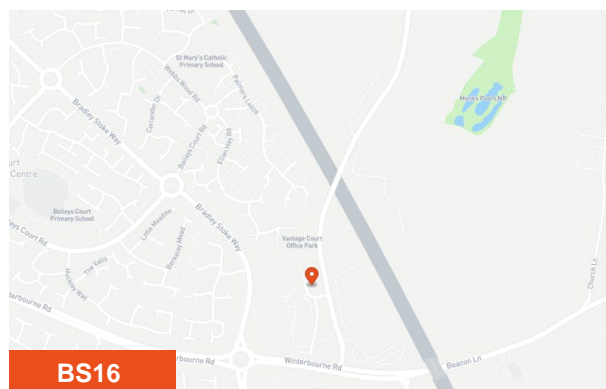
## Accommodation

The accommodation comprises the following:

Name	sq ft	sq m	Availability
1st	2,009	186.64	Available
Ground	1,960	182.09	Available
Lower Ground	1,123	104.33	Available
<b>Total</b>	<b>5,092</b>	<b>473.06</b>	

## The Park

Vantage Office Park Phase One comprises 8 modern office buildings in an established and landscaped setting. Neighbouring occupiers include BUPA, Gallagher, Vinci Construction and Amcor. Amenities nearby include Winter Stream Farm Inn, Nuffield Health Fitness & Wellbeing Gym, Bradley Stoke Leisure Centre and Willow Brook Retail Centre anchored by Tesco Extra.



## Viewing & Further Information

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