

**TO LET**  
**REFURBISHED OFFICE**  
**8 CAR PARKING SPACES**  
**156.82 SQ M (1688 SQ FT)**



**FIRST FLOOR**  
**65 MACRAE ROAD**  
**EDEN BUSINESS PARK**  
**HAM GREEN**  
**BRISTOL**  
**BS20 0DD**

**BLADEN COMMERCIAL PROPERTY CONSULTANTS**

Brunel House, 11 The Promenade, Clifton, Bristol BS8 3NG Tel: 0117 287 2006  
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## LOCATION

The property is located in Eden Office Park near Pill. Eden Office Park benefits from easy access to the M5 motorway network via Easton in Gordano, as well as being a short distance from Bristol City Centre and Avonmouth.

## DESCRIPTION

- First Floor remaining.
- Short commute to Bristol City Centre and Avonmouth.
- 8 Car Parking spaces available.
- Office furniture installed for 30 members of staff.
- Space for further desks or breakout space.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
Ground Floor	<b>Under Offer</b>	<b>Under Offer</b>
First Floor	156.82	1688
<b>Total Net Internal Area</b>	<b>156.82</b>	<b>1688</b>

## TENURE

The property is available by way of a new fully repairing and insuring lease on terms to be agreed.

## BUSINESS RATES

The Valuation Office Agency will need to reassess the rateable value for the property as it is currently assessed as a whole.

Interested parties are advised to make their own enquiries with North Somerset Council to ascertain the exact rates payable.

## COSTS

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

## VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do believe VAT is chargeable on the rent but this will be confirmed.

## PLANNING

We have not made any enquiries with North Somerset Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020).

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of B-46. A copy of the EPC is available from the agents.

## RENT

£15.00 per square foot per annum.

## VIEWING & FURTHER INFORMATION

Through sole agents Bladen Property Consultants:-

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**SUBJECT TO CONTRACT**  
**February 2025**

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