

# TO LET

FIRST FLOOR OFFICE  
CLOSE PROXIMITY TO CRIBBS CAUSEWAY  
INCENTIVES AVAILABLE  
309.68 SQ M (3333 SQ FT)



FIRST FLOOR  
OLYMPUS HOUSE  
BRITANNIA ROAD  
PATCHWAY  
BRISTOL BS34 5TA

**BLADEN COMMERCIAL PROPERTY CONSULTANTS**

Redland House, 157 Redland Road, Redland, Bristol BS6 6YE Tel: 0117 287 2006  
Archway House, Welsh Street, Chepstow, Monmouthshire NP16 5LL Tel: 01291 440100

[www.bladenproperty.co.uk](http://www.bladenproperty.co.uk)

## LOCATION

The property is located in Patchway Trading Estate, within walking distance of Cribbs Causeway, one of the main retail and leisure areas in the Bristol area. The property is approximately 10 miles northwest of Bristol City Centre and has easy access to the M4/M5 interchange. Nearby occupiers include warehouse and office operators including Whistl, Sainsbury's, Linde Forklifts and Airhop.

## DESCRIPTION

- Up to 3333 - 6847 sq ft available.
- Short commute to Bristol Parkway Railway Station.
- Walking distance to Cribbs Causeway and bus station.
- Parking available.
- Available as a whole or as two separate suites.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	sq m	sq ft
Suite 2	309.68	3333
Kitchenette	-	-
Male & Female WCs	-	-

## TENURE

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

## RENT

£14.00 per sq ft. Available as a whole or as two separate suites.

## BUSINESS RATES

The Valuation Office Agency website states the premises are currently assessed for business rates as:

Office & Premises  
Rateable Value: £66,000

The property is currently assessed with Suite 1 and will need to be separated from the rating assessment.

Interested parties are advised to make their own enquiries with South Gloucestershire 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 believe VAT is chargeable on the rent but this will be confirmed.

## PLANNING

We have not made any enquiries with South Gloucestershire Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E (Commercial, Business and Service) under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D.

## VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen MRICS  
0117 287 2006  
[jb@bladenproperty.co.uk](mailto:jb@bladenproperty.co.uk)

**SUBJECT TO CONTRACT**  
**October 2023**

