



Office Suite 5
Bowling Hill Business Park, Chipping Sodbury

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Bowling Hill Business Park, Chipping
Sodbury

A rare opportunity to purchase a modern office suite set within the popular Bowling Hill Business Park. The premises provides office space in excess of 1470ft² conveniently located within the Market Town of Chipping Sodbury

- High Quality Office Space
- Long Leasehold
- Town centre location
- Flexible accommodation
- Private parking

FOR SALE BY PRIVATE TREATY

Offers in Excess of £240,000

Well House, The Chipping
Wotton-under-Edge, Gloucestershire, GL12 7AD
wotton@david-james.co.uk
Tel 01453 843720
www.david-james.co.uk

DESCRIPTION

A modern and versatile office suite, providing large open plan office space with further offices and meeting room separated by glazed partitions to provide high quality office space. The main open plan office provides light and spacious office accommodation with the potential for further subdivision of the space. Further ancillary accommodation provides toilets, a store room, kitchen, and shower facilities.

SITUATION

The property is situated within the popular market town of Chipping Sodbury, located at the end of the Highstreet within the well-established Bowling Hill Business Park. The property is convenient for regional and national road networks being just 5 miles from junction 18 of the M4 and providing access to the centres of Bristol, Swindon and London.

OUTSIDE

The unit has 3 designated parking spaces within the Bowling Hill Business Park, with direct pedestrian access to Office Suite 5 entrance.

LEASEHOLD TENURE

The premises is available by way of a 999 year lease of which 959 years remain unexpired. Further information can be provided upon request.

ACCOMMODATION

Office 1 inc. lobby	66.96 m2 /	720.75ft2
Meeting room	15.71 m2 /	169.10ft2
Office 2	12.38 m2 /	133.25ft2
Office 3	14.23 m2 /	153.17ft2
Store	7.3m2 /	78.57ft2
Facilities (all inclusive)	20.8m2 /	223.9ft2
Total Ground Floor Space:	137.3m2 /	1478 ft2

SERVICES

The unit benefits from mains electricity, water, gas and drainage connections.

SERVICE CHARGE

The property is subject to a service charge to cover CCTV insurance, communal services, fire system, gardens, general maintenance. This is charged to the leaseholder at - £3,750.00 per annum.

RIGHTS OF WAY & EASEMENTS

The property is sold with any rights, easements or incidents of tenure which affect it.

PLANNING

It is our understanding that the property has Class E usage formally BI office.

LOCAL AUTHORITY

South Gloucestershire Council 01454 868009

EPC

Current EPC Rating: N/A Previous rating of D

VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01453 843720

AVAILABILITY

The property will be available with vacant possession.

PURCHASER CONTRIBUTION

The purchaser is to contribute £500 plus VAT towards the Vendors marketing costs.

AGENTS NOTES

The Fixtures and fittings shown are the tenant's property and can be included within the sale subject to separate negotiation.

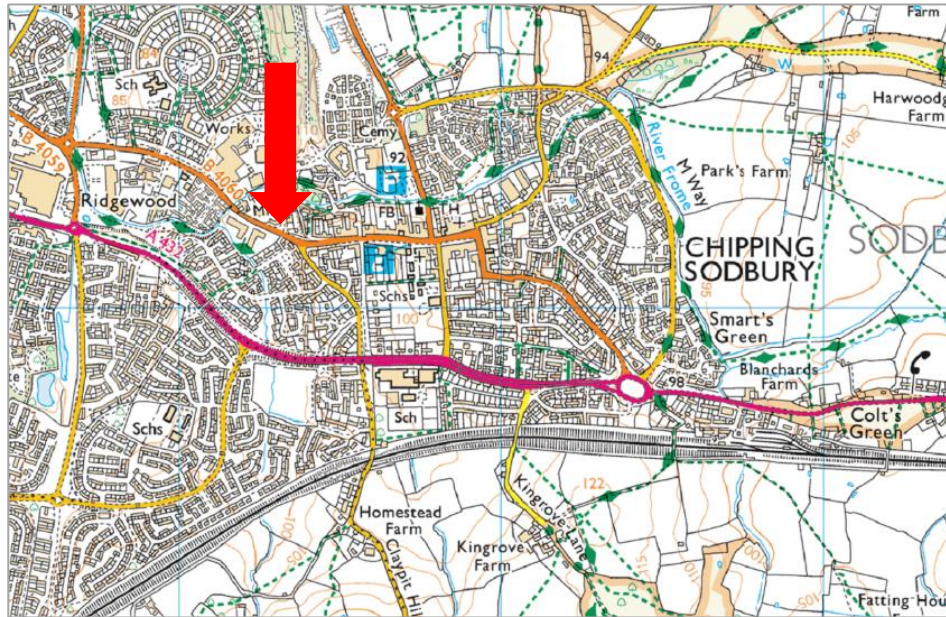
PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





Office Suite
5, Bowling Hill Business Park
Quarry Road
BRISTOL
BS37 6JL

Energy rating

D

