

APOLLO HOUSE

AXIS 4/5 WOODLANDS
ALMONDSBURY BS32 4JT

**A UNIQUE OPPORTUNITY TO PURCHASE A FREEHOLD HQ
7,279 SQ FT (676.3 SQ M)**



APOLLO
HOUSE

EASY ACCESS TO THE M4 AND M5 • EXCELLENT CAR PARKING • FOR SALE (MAY LET)

LOCATION

- Located on Almondsbury Business Park, which is an established North Bristol business park
- Accessed via Junction 16 of the M5
- Approximately 7 miles north of Bristol city centre
- ½ mile to the east of Aztec West Business Park
- Axis Business Park is located overlooking the intersection of the M4 / M5 motorways
- Bristol Parkway Railway Station is approximately 2 miles to the south, with mainline services to London Paddington (fastest journey time 1 hour 23 minutes)



NEARBY FACILITIES / OTHER OCCUPIERS

- RAC
- Double Tree by Hilton
- The Aztec Centre
- The Aztec Hotel & Spa
- Tesco Extra
- Bradley Stoke Leisure Centre
- Starbucks
- Happy Days Nursery
- Saffron Indian Restaurant
- Local coffee shop located at Apex Court
- Cribbs Causeway is less than a 10 minute drive away with occupiers such as Marks and Spencer and John Lewis



ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the building has an approximate total net internal floor area of 7,279.5 sq ft (676.3 sq m).

Consideration would also be given to a floor by floor letting.

	APOLLO HOUSE	
	SQ FT	SQ M
Ground Floor Reception	124.8	11.6
Ground Floor	2,252.9	209.3
First Floor	2,401.4	223.1
Second Floor	2,500.4	232.3
Total	7,279.5	676.3

SPECIFICATION

The property comprises a semi detached office over 3 floors and provides a unique opportunity to purchase a substantial freehold property.

Furthermore, the office is being sold 'as seen' to allow a purchaser to personalise the building and refurbish it to suit their needs.

The property currently has the following specification:

- Open plan floor plates currently fitted with demountable partitioning
- Carpet tiles
- WC, shower and kitchenette facilities
- Suspended ceilings with cat || lighting
- Double glazing
- Raised floors with floor boxes
- 1 x 8 person passenger lift

CAR PARKING

Externally, the property has been landscaped with a mixture of paved and planted areas and benefits from 34 allocated car parking spaces.

The car parking ratio equates to 1:214 Sq Ft.



TERMS

TENURE

The freehold is available to purchase with vacant possession.
NB: consideration would be given to a letting of the whole, or on a floor by floor basis.

ESTATES CHARGE

An estates charge will also be payable towards the upkeep and maintenance of the estate. Further details are available upon request.

PRICE / RENTAL

On application.

BUSINESS RATES

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency (www.voa.gov.uk).

VAT

We understand the building is elected for VAT and therefore VAT will be payable on all prices.

EPC

Rating D (77).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.



VIEWING

For an appointment to view or any further queries,
please contact the joint agents:-

Finola Ingham

Natalie Bennett

Jayne Rixon

Chris Grazier

IMPORTANT NOTICE.

These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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