

OFFICES FOR SALE / TO LET



CUBEM4
Business Park

Old Gloucester Road, Parkway, Bristol BS16 1FX

- Highly specified self-contained offices with air conditioning
- Located between the M4/M5 interchange & M32 motorways
- Suites of 1,650–7,109 sq ft, with 20 car parking spaces
- Built in 2006, fully refurbished in Spring 2017

savills

M4/M5 INTERCHANGE



CUBEM4
Business Park

CUBE M4, OLD GLOUCESTER ROAD, PARKWAY, BRISTOL BS16 1FX





CUBEM4
Business Park

NEW STOKE GIFFORD BY-PASS

M4

**M32/M4
INTERCHANGE**

M32

3



WHY CUBEM4, Parkway



Parking
for 20 cars



Bristol Parkway
Train Station
20 minutes walk



M4/M5 interchange
5 minutes drive



Pub lunch
**Winter Stream Farm
pub/restaurant
2 minutes walk**



Shopping
**Tesco Extra
7 minutes drive**



MetroBus coming 2017
**Bus stop 4 minutes
walk. Buses every
10 minutes –
shorter journey times
with dedicated lanes**

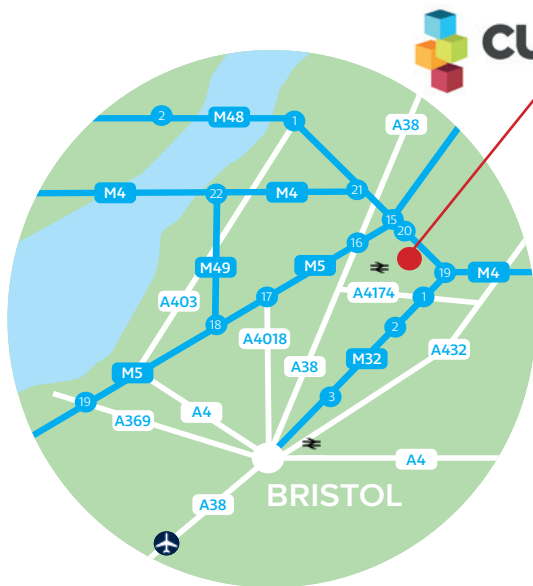


Superfast
Fibre Internet
**Connection in
place on park**



LOCATION AND AMENITIES

CUBEM4 is situated on the Old Gloucester Road within North Bristol approximately 1.4 miles from Parkway railway station, 2 miles from junction 1 of M32 motorway and 4 miles from junction 16 of the M5.



Tesco Extra supermarket



Bristol Parkway railway station



Bristol Golf Centre



MetroBus - coming 2017

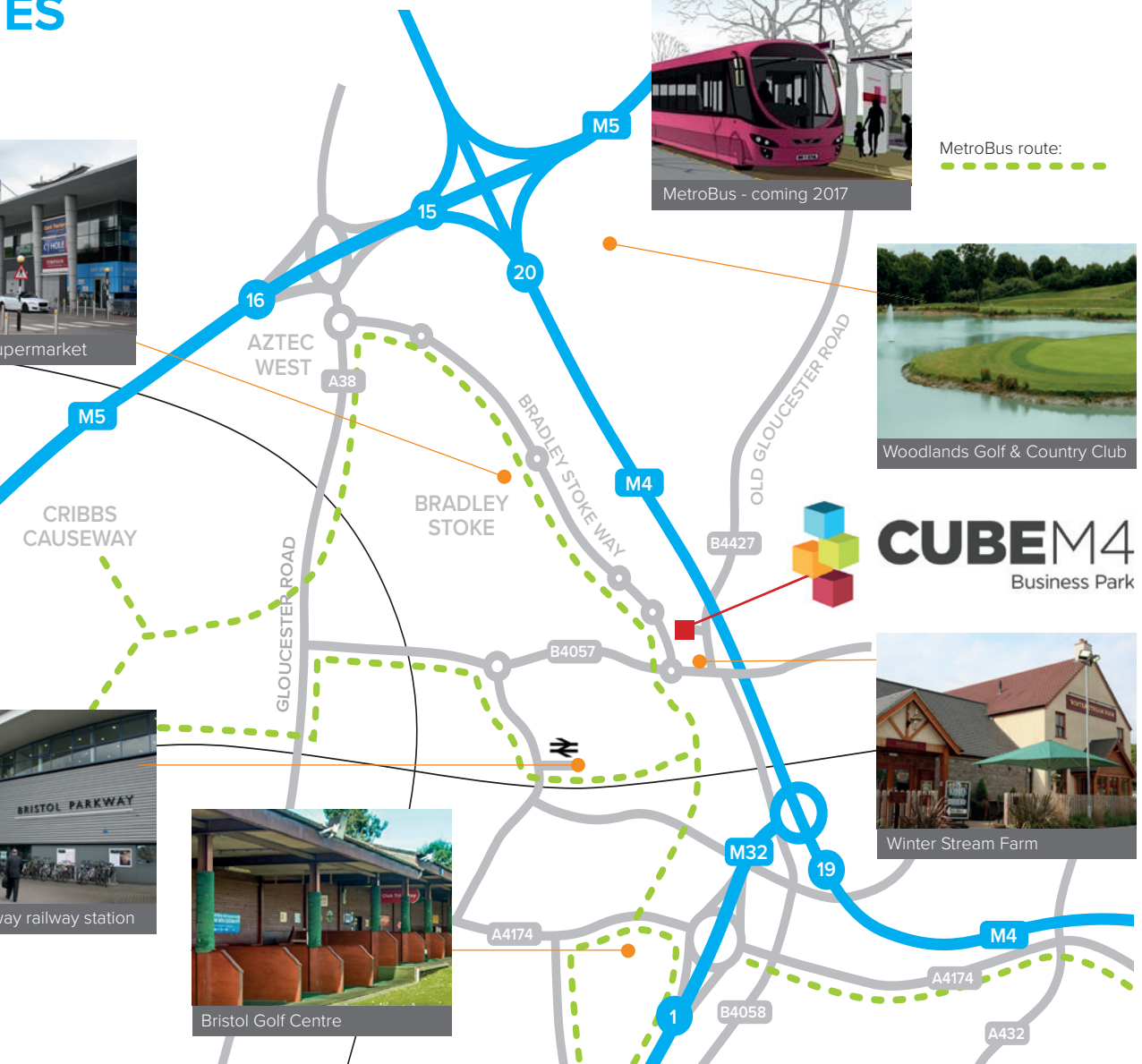
MetroBus route:
.....

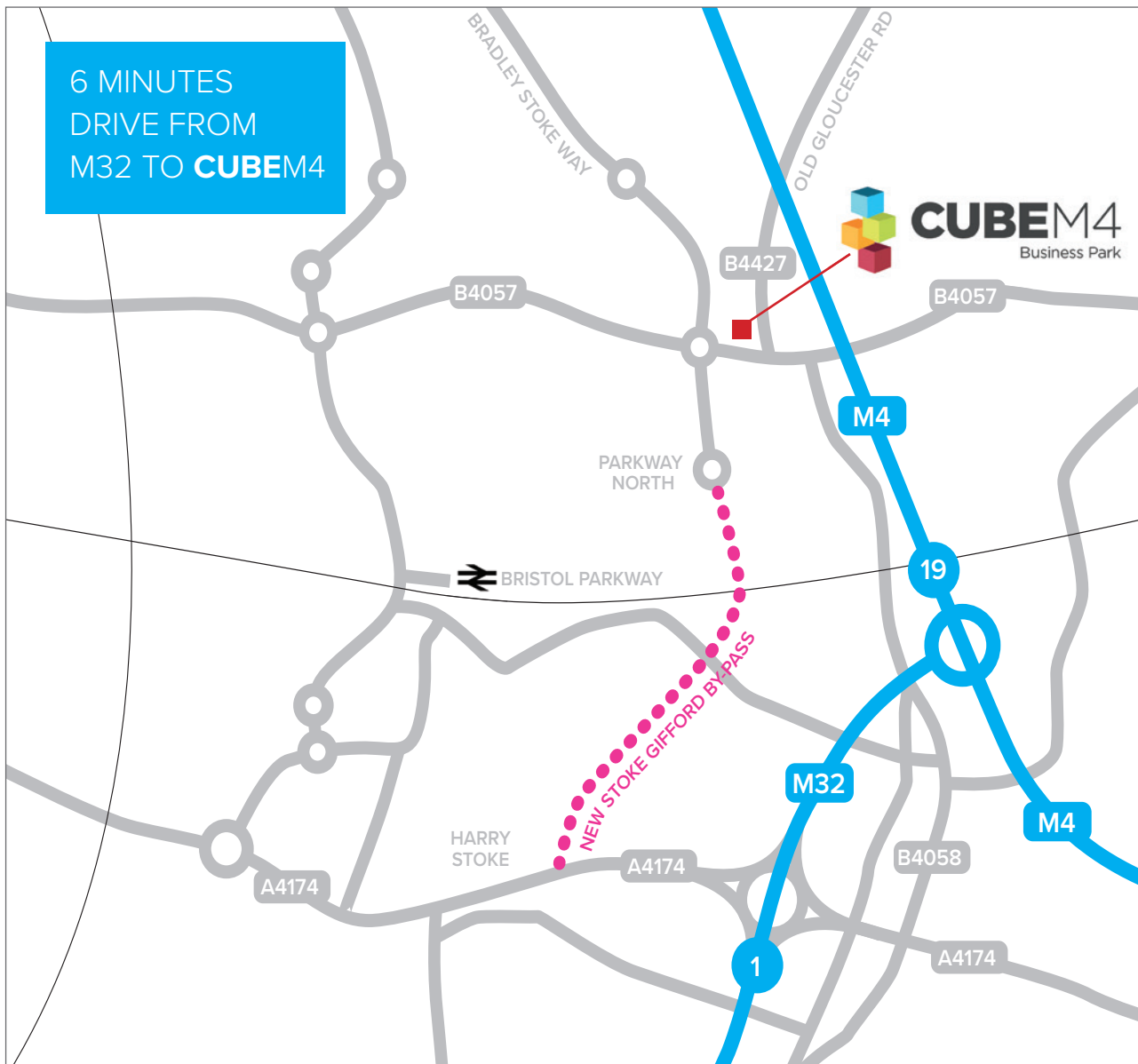


Woodlands Golf & Country Club



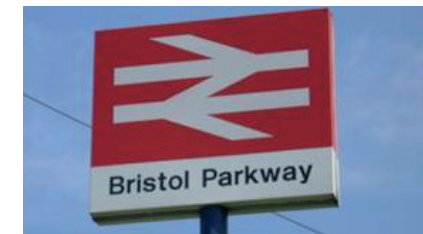
Winter Stream Farm





THE NEW STOKE GIFFORD BY-PASS

The new Stoke Gifford By-Pass, due for completion late 2017, links the Parkway North roundabout at Stoke Gifford with the A4174 Avon Ring Road at Harry Stoke. The 1.6km new road will shorten the driving time from the M32 to the **CUBEM4** to only 6 minutes.





DESCRIPTION

CUBEM4 offers eight self-contained office buildings in a landscaped environment with parking. The available office suites benefit from the following:

- Open plan offices with comfort cooling and raised access floors
- Suspended ceilings with flat panel LED lighting
- Excellent natural light and floor to ceiling heights
- Generous parking provision (1:340 sq ft)
- Shower provision and secure external cycle

Suite	Area sq ft	Area sq m
1st Floor, Building V1	3,422	318
Ground Floor, Building V1*	3,422	318
Reception, Building V1	265	25
Total	7,109 sq ft	661 sq m

*Sub division of floor available 1,650 sq ft

FREEHOLD PRICE – The freehold is available to purchase for £1.25M (one million two hundred and fifty thousand pounds)

TENURE – The office suites are available to let on new leases directly from the landlord.

QUOTING RENT – Price on application.

SERVICE CHARGE – 2017 Budget £2.75 per sq ft.



BUSINESS RATES

The annual rates payable for 2017/18 are circa £5.86 per sq ft.

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

USE – B1 Offices

EPC – C66

VAT – The buildings are elected for VAT and therefore VAT will be chargeable on the rent or service charge.

LEGAL COSTS – Each party is responsible for their own costs.

VIEWING & FURTHER INFORMATION

If you require further information or would like to inspect the property please contact:

Chris Meredith

cmeredith@savills.com

0117 910 2216

Harry Allen

hrallen@savills.com

0117 910 2356

SUBJECT TO CONTRACT

Misrepresentation Act

Messrs Savills (UK) Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- 1 The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- 2 All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as either statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate.
- 3 No persons in the employment of Messrs Savills (UK) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.
- 4 All correspondence regarding this offer is subject to contract. May 2017

