

# FREEHOLD OFFICE FOR SALE

savills



## THE WILLOWS 159 FOUR ACRES WITHYWOOD BRISTOL BS13 8RA

6,133 sq ft (570 sq m) + 12 parking spaces

- ***Detached office building providing air conditioned open plan office space***
  - ***Available fully fitted out to a high specification***
    - ***Excellent natural light***









# THE PROPERTY

## Location – BS13 8RA

The Willows comprises a single storey detached office in South Bristol, situated just off Queen's Road in Withywood, South Bristol, a short drive from the A38. The new south Bristol link road provides easy access into Bristol city centre and onto the national motorway network.

## Description

The Willows was comprehensively refurbished in 2013 and the property provides exceptionally high quality office and laboratory space.

Internally the specification includes:

- High quality board room, meeting rooms and reception area
- Excellent natural light with a central skylight
- Air conditioning throughout
- Shower, Male & Female WCs and disabled WC
- Outside seating and terrace area
- Separate storage unit / garage
- Fully fitted kitchen / reception area

## Car Parking

The building has 12 car parking spaces adjacent to the building.

	Sq ft	Sq m
Office	3,078	286
Lab / workshop	2,530	235
External Storage Unit	525	49
Total	6,133	570

## Use

B1 Offices

## Business Rates

Rateable Value: £32,000

Business Rates Payable 2018: £15,776 per annum (£2.57 per sq ft)

## EPC

The property has an EPC Rating of D83

## Price

We are instructed to seek offers over £825,000 , for the freehold interest with vacant possession, reflecting a capital value of £134 per sq ft.

## VAT

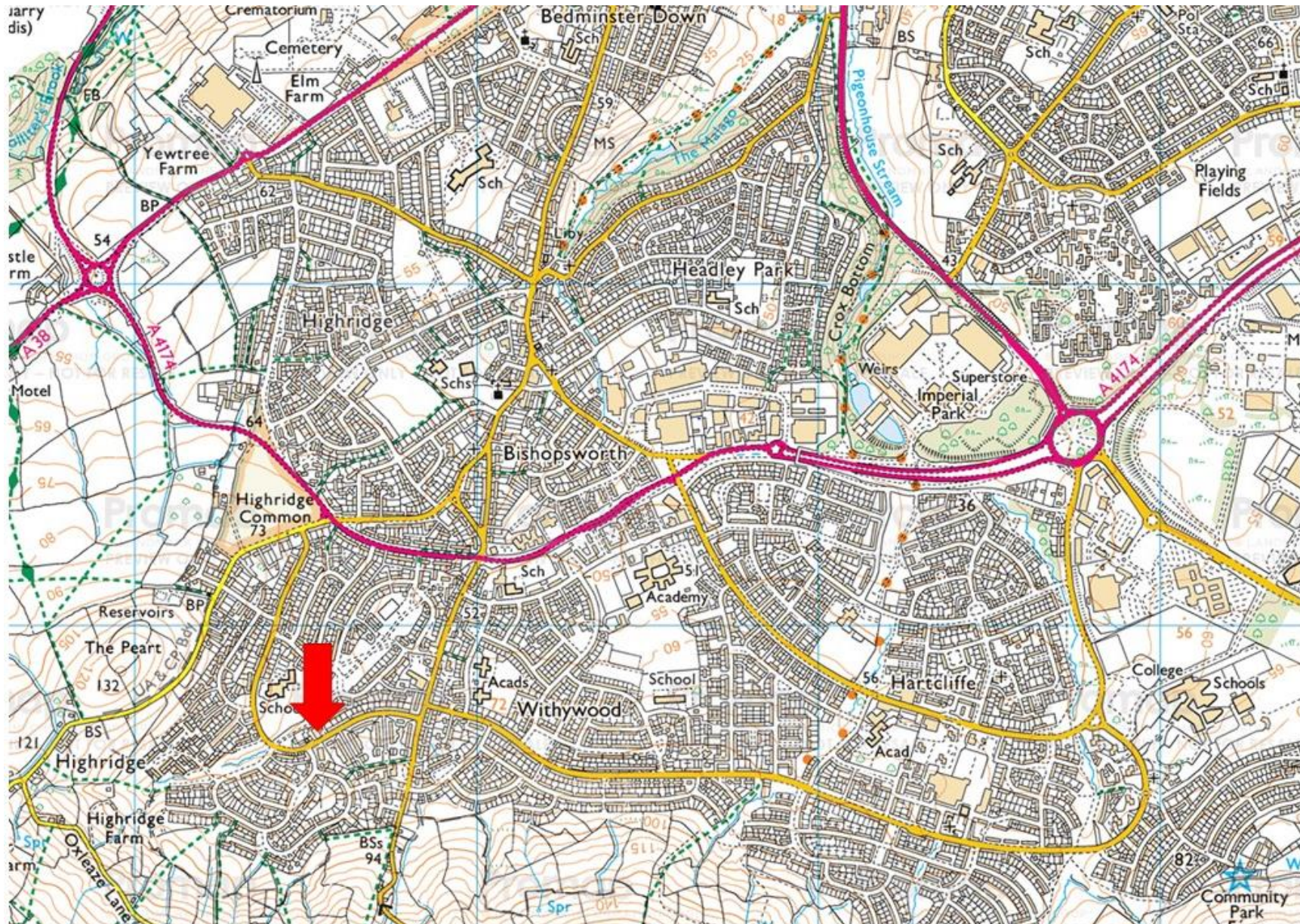
The property is not elected for VAT, therefore VAT is not applicable to the sale.

## Legal Costs

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

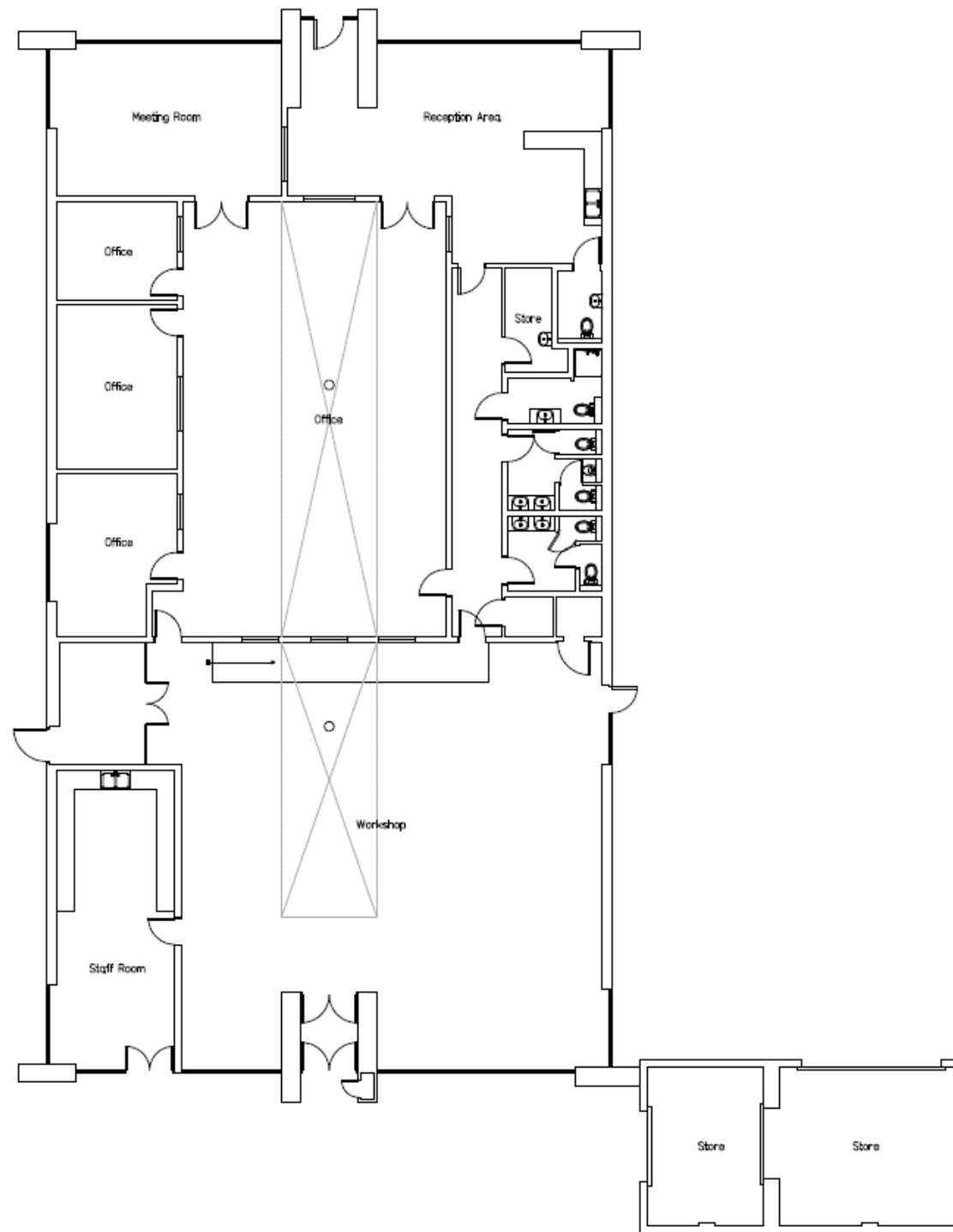


# PLANS





# PLANS



**Viewing and further information, please  
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