

MAGGS & ALLEN

6, 7 & 8 BRABAZON PARK

FILTON, BRISTOL, BS34 7PZ



£120,000 PER ANNUM

3 modern office buildings providing approximately 1,880ft² / 175m² - 5,640ft² / 524m² arranged over ground and first floor, benefiting from 6-16 allocated parking spaces, EV charging points, LED lighting, shower facilities, modern air conditioning, gas central heating and fiber internet

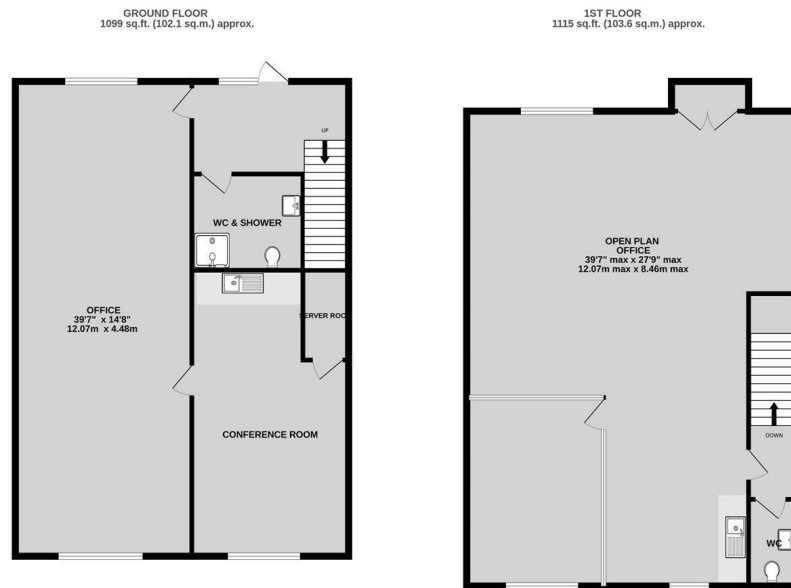
The offices are offered to let on a new fully repairing and insuring basis. A lease of the individual buildings and floors will be considered.

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TOTAL FLOOR AREA : 2215 sq.ft. (205.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION

3 modern office buildings providing approximately 1,880ft² / 175m² - 5,640ft² / 524m² arranged over ground and first floor, benefiting from 7-21 allocated parking spaces, EV charging points, LED lighting, shower facilities, modern air conditioning, gas central heating and fibre internet. The offices are located in a highly desirable location adjacent to Airbus in Filton.

LOCATION

Brabazon Park is a popular and established office park located adjacent to Airbus in Filton. Neighbouring occupiers also include BAE systems and GKN Aerospace.

ACCOMODATION (NIA)

6 Brabazon Park
GF approx. 884 ft² (82.1m²) / FF approx. 996 ft² (92.5m²)

7 Brabazon Park
GF approx. 884 ft² (82.1m²) / FF approx. 996 ft² (92.5m²)

8 Brabazon Park
GF approx. 884 ft² (82.1m²) / FF approx. 996 ft² (92.5m²)

Parking: 6 - 16 allocated parking spaces with EV charging stations.

The offices are available to let at £40,000pa per building, i.e. £120,000pa for all three. A lease of the separate floors may also be considered.

We understand 7 & 8 Brabazon Park are internally connected.

ENERGY PERFORMANCE CERTIFICATE (EPC)

6 Brabazon Park: Rating: B valid to June 2030.

7 Brabazon Park: Rating B valid to Oct 2032.

8 Brabazon Park: Rating: B valid to Jan 2028.

LEASE DETAILS

The offices are available to let individually or as one, on new fully repairing and insuring terms, subject to the estate service charge. Each party to incur their own respective legal fees.

VIEWINGS

By appointment.

BUSINESS RATES (with effect from April 2026):

6 Brabazon Park.
Ground Floor: Rateable Value of £17,000.
First Floor: Rateable Value of £18,000.
3 Parking: Spaces: Rateable Value of £1,950.
Further 3 Parking: Spaces: Rateable Value of £1,950.

7 Brabazon Park :Rateable Value of £35,000.
7 Parking Spaces: Rateable Value £4,550

8 Brabazon Park
Ground Floor: Rateable Value of £17,000
First Floor: Rateable Value of £18,000
3 Parking Spaces: Rateable Value of £1950

FLOOR PLAN/PHOTOS

The floor plan, floor areas and aerial plan, are provided for indicative purposes only and should not be relied upon. The floor plan and photos provided reflect 6 Brabazon Park but we understand all three buildings are of a similar configuration.

TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

VAT

All figures quoted are exclusive of VAT unless otherwise stated. The offices are opted for VAT and therefore VAT will be applicable to the rent.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.