MAGGS & ALLEN

6 BRABAZON PARK

FILTON, BRISTOL, BS34 7PZ

£40,000 Per Annum

- Approx. 1,880 ft²
- 7 Parking Spaces
- 2x EV Charging Points
- Air Conditioning / Gas Central Heating
- LED Lighting / Fiber Internet
- Located Ajacent To Airbus

RICS® Regulated by RICS

Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

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DESCRIPTION
Modern offices of approximately 1,880 ft² (175 m²) arranged over ground and first floor, benefiting from 7 allocated parking spaces, including 2 EV charging points, LED lighting, shower facilities, modern air conditioning, gas central heating and fiber internet. A lease of the individual floors may also be considered.

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
Ground Floor: approx. 884 ft² (82.1m²) Net Internal Area.
First Floor approx. 996 ft² (92.5m²) Net Internal Area
Parking: 7 allocated parking spaces, inc 2 EV charging stations.

BUSINESS RATES
The two floors and parking are currently rated rated as follows:

Ground Floor: Rateable Value of £17,000 with effect from April 2026.
First Floor: Ratable Value of £18,000 with effect from April 2026.

3 Parking: Spaces: Rateable Value of £1,950 with effect from April 2026.
Further 3 Parking: Spaces: Rateable Value of £1,950 with effect from April 2026.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: B valid to June 2030.

FLOOR PLAN
The floor plan and floor areas are provided for indicative purposes only and should not be relied upon.

LEASE DETAILS
The offices are available to let on a new fully repairing and insuring basis, subject to estate service charge. Each party to incur their own respective legal fees.

TENANT APPLICATION FEE
The ingoing 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.

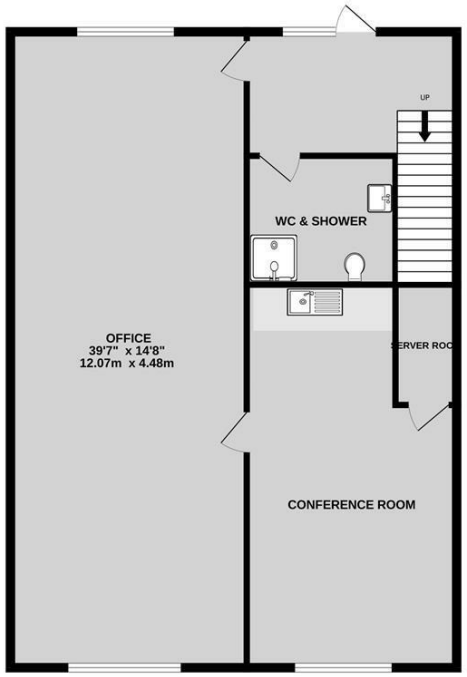
VAT
All figures quoted are exclusive of VAT unless otherwise stated. The offices are opted for VAT and therefore VAT will be applicable to the rent.

VIEWINGS
By appointment.

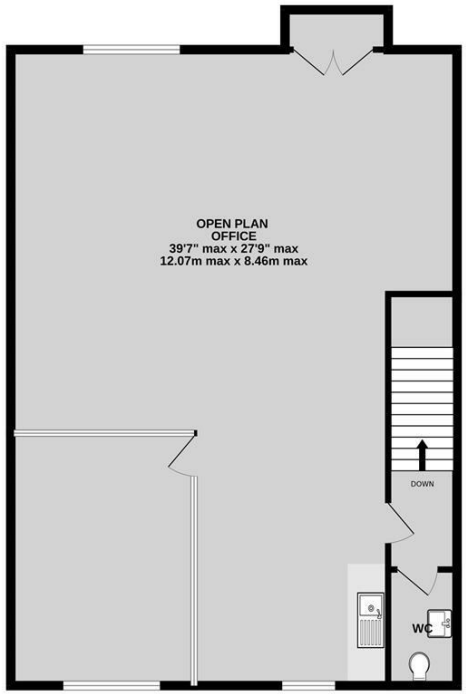
CODE FOR LEASING BUSINESS PREMISES
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

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.

GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA : 2215 sq.ft. (205.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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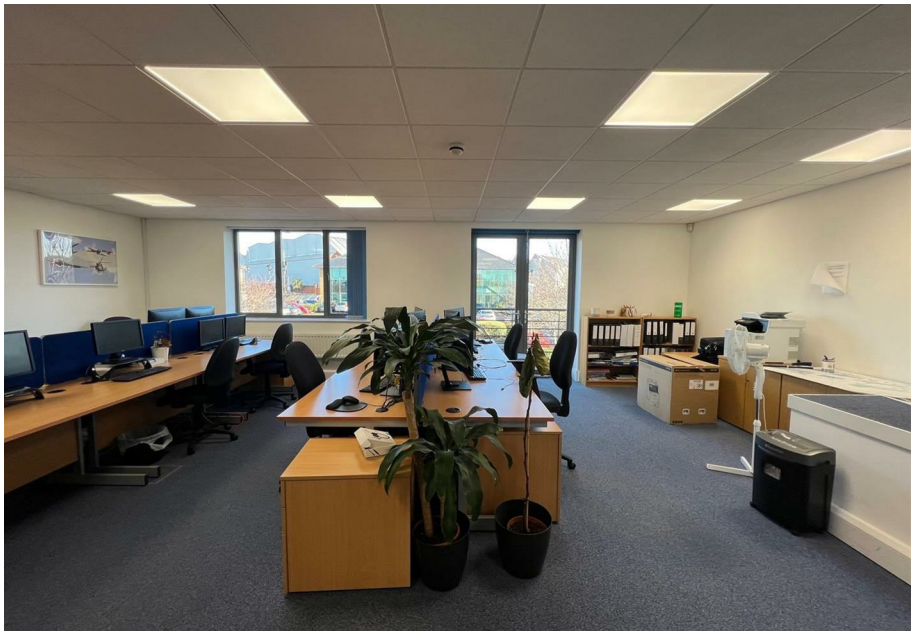

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