



# MAGGS & ALLEN

77 EDEN OFFICE PARK,  
MACRAE ROAD  
HAM GREEN, BRISTOL, BS20 0DD

**Auction Guide £350,000**

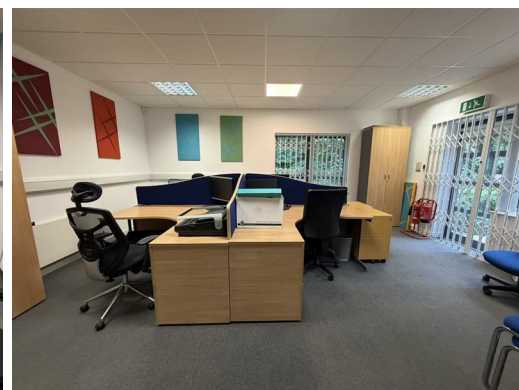
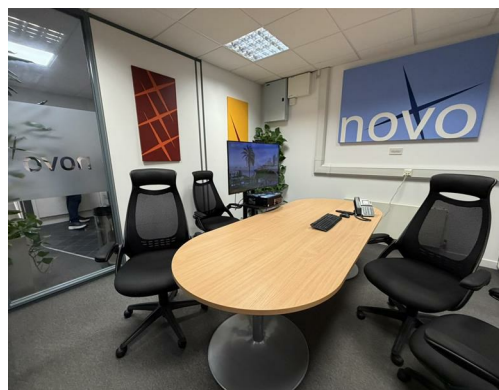
- 23 July LIVE ONLINE AUCTION
- Modern Two Storey Office
- Approx. 2,381 ft<sup>2</sup>
- Let at £35,940pa
- Modern Office Park
- Adjoining Office Building Also Available.



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 July 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

MODERN OFFICE BUILDING LET AT £35,940 PER ANNUM.

## DESCRIPTION

A contemporary mid terrace two storey office, measuring approximately 2,381 ft<sup>2</sup> (221.2 m<sup>2</sup>). The offices benefit from modern suspended ceilings with air conditioning, electric panel heaters, glazed partitioned offices with privacy blinds, and 12 allocated parking spaces. The property is let on what will be a new 5 year term at £35,940pa. The neighbouring building is also available by separate negotiation.

## LOCATION

The offices are located in Eden Office Park in a semi rural location on the edge of Bristol in Ham Green, providing easy access to the M5.

## ACCOMMODATION

Approx. Net Internal Area:  
Ground Floor: 1,153 ft<sup>2</sup> (107.2 m<sup>2</sup>)  
First Floor: 1,228 ft<sup>2</sup> (114.1 m<sup>2</sup>)  
Total: 2,381 ft<sup>2</sup> (221.2 m<sup>2</sup>)

Parking: 12 Allocated parking spaces.

## COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## TENURE

Understood to be freehold, but interested parties should refer to the legal pack for confirmation.

## LEASE DETAILS

The premises is let to Novo Executive Search and Selection Limited. Their lease was due for renewal last year but a new 5 year fully repairing and insuring term has been agreed, subject to a 3 year tenant only break clause and 3 year market rent review, at a revised rent of £35,940pa. The lease is to be completed prior to completion, unless a buyer requests otherwise.

## VAT

All figures quoted are exclusive of VAT. We understand the property is opted for VAT.

## AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

## \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## PROXY, TELEPHONE & ONLINE REMOTE BIDDING

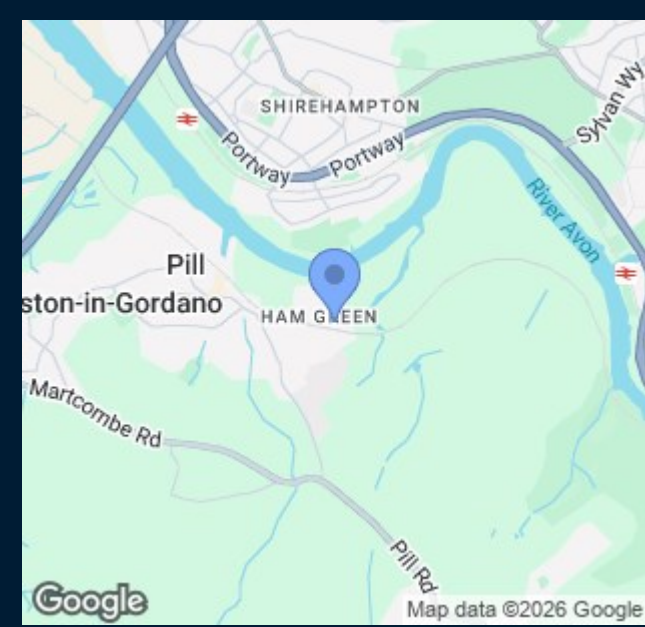
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

## PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

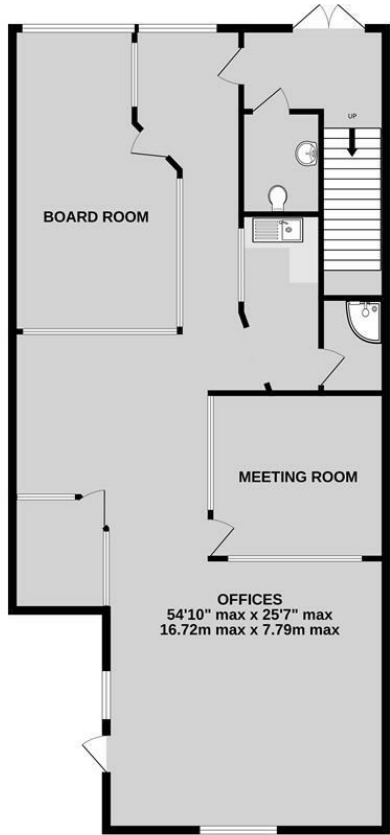
If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.



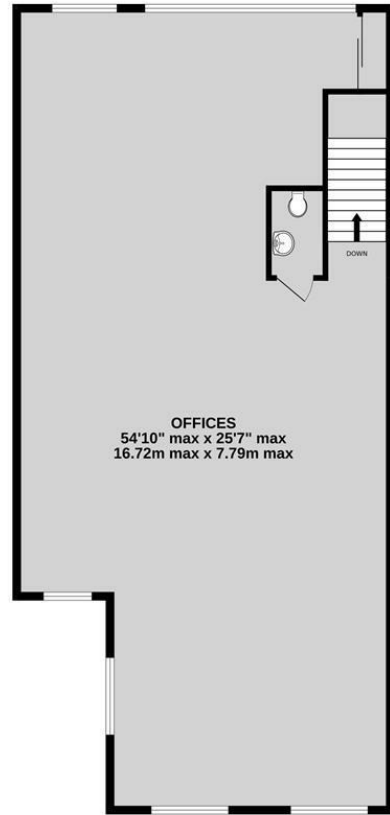


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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  
1305 sq.ft. (121.2 sq.m.) approx.



1ST FLOOR  
1308 sq.ft. (121.5 sq.m.) approx.



TOTAL FLOOR AREA : 2613 sq.ft. (242.7 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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