

# MAGGS & ALLEN

CEDAR HOUSE BROTHERSWOOD  
COURT, GREAT PARK ROAD  
BRADLEY STOKE, BRISTOL, BS32 4QW

**Asking Price £675,000**

- Substantial office headquarters
- Approximately 5,975 sq ft (NIA)
- 17 parking spaces
- Owner occupier/investor
- Potential rent in excess of £72,000pa



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

**0117 973 4940**

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



## DESCRIPTION

Cedar House is a substantial and impressive headquarters office building, offering approximately 5,975 sq ft (Net Internal Area) of open plan accommodation arranged over the ground, first, and second floors, centred around a central core. The property also benefits from a passenger lift and WC facilities on each level. The property would suit an owner occupier or investor. We would anticipate a rental figure in the region of £72,000pa to be achievable or if improvements are made this could be increased to circa £90,000pa.

## LOCATION

Brotherswood Court is located within Almondsbury Business Park, a well established commercial hub situated approximately 7 miles north of Bristol city centre and just half a mile east of Aztec West Business Park. The site benefits from excellent connectivity, with Junction 16 of the M5 motorway approximately 1 mile away, and Bristol Parkway railway station located around 2 miles to the south. Bristol Parkway offers mainline rail services to London Paddington.

## TENURE

To be sold on the residue of a 999 year lease with vacant possession.

## SERVICE CHARGE

We understand there is an estate service charge payable.

## PARKING

The property benefits from 17 designated parking spaces.

## FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

## BUSINESS RATES

The rateable value per floor with effect from April 2023 is:

Ground floor  
£21,500

First floor  
£24,250

Second floor  
£25,250

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: C (valid until November 2030)

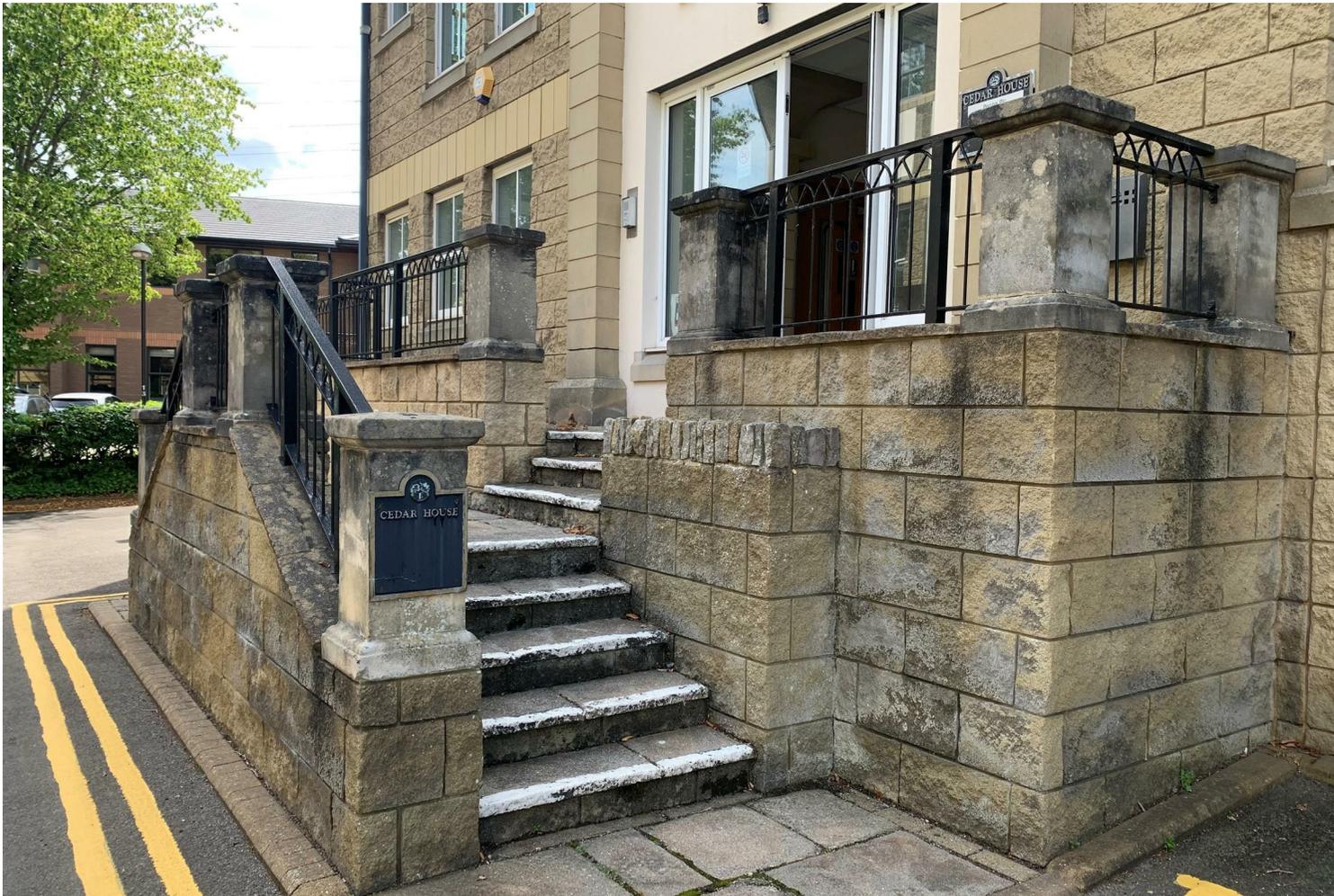
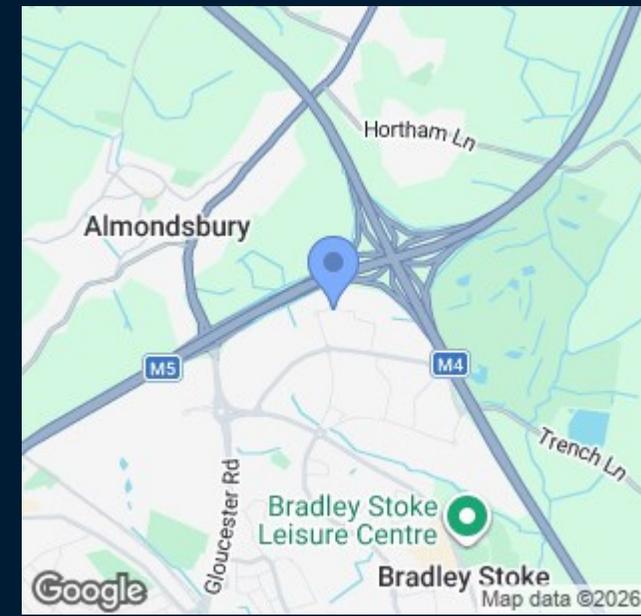
## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment with Maggs & Allen.





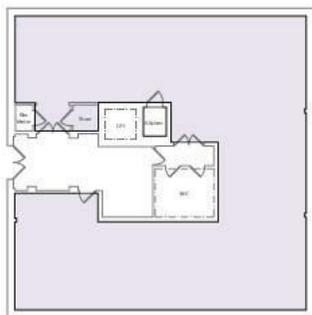
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## CEDAR HOUSE

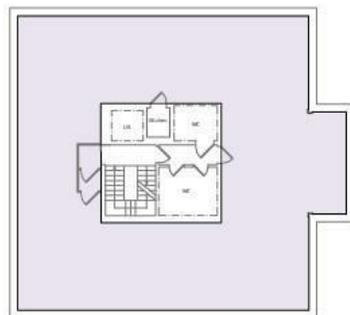
Ground Floor 1,869 sq ft (174 sq m)

First Floor 2,083 sq ft (194 sq m)

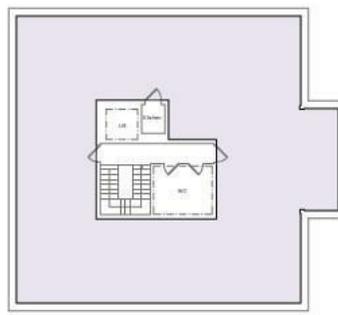
Second Floor 2,023 sq ft (188 sq m)



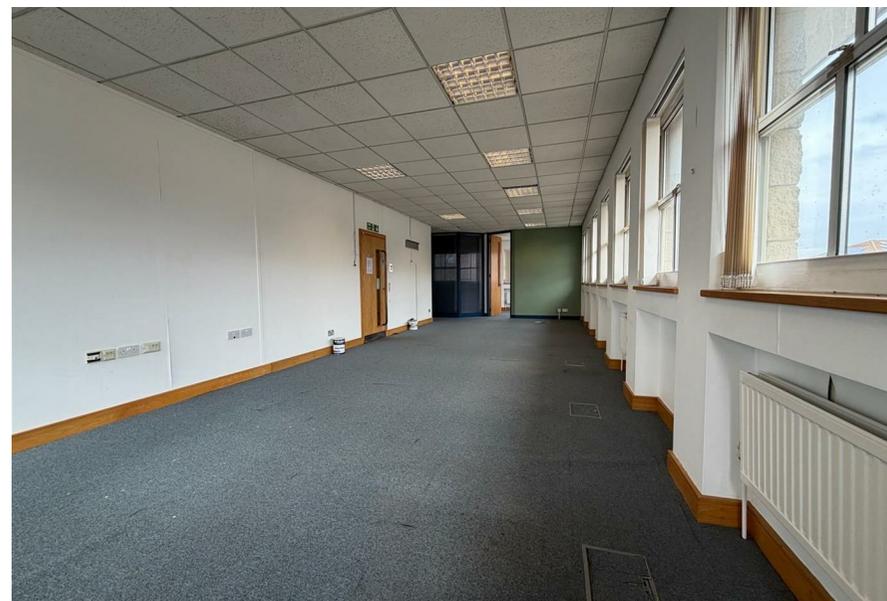
Ground Floor



First Floor



Second Floor



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