

## 7, Brook Office Park Folly Brook Road, Emersons Green, Sold @ Auction £700,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ APRIL LIVE ONLINE AUCTION
- FREEHOLD COMMERCIAL INVESTMENT
- MODERN OFFICE BLOCK | SCOPE £91K PA
- 20 X PARKING | VACANT | 5607 Sq Ft
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A vacant Freehold MODERN OFFICE BLOCK ( 5607 Sq Ft ) with 20 PARKING SPACES | Reduced price for Auction | Scope for £91k pa INCOME

# 7, Brook Office Park Folly Brook Road, Emersons Green, Bristol, BS16 7FL

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**  
\*\*\* SOLD @ APRIL LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £725,000 +++  
SOLD @ £700,000

ADDRESS | 7 Brook Office Park, Folly Brook Road, Emersons Green, Bristol BS16 7FL

Lot Number 28

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st April 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

**JOINT AGENTS**  
Burston Cook

### THE PROPERTY

A Freehold modern self contained office block located within an established business park. The spacious accommodation ( 5607 Sq Ft ) is arranged over 3 floors with 20 parking spaces plus 1 disabled bay. The property benefits from the following specification:- Raised floors with floor boxes | Gas fired central heating | Kitchenette facility | Suspended ceilings | LG7 lighting | WC facilities | Passenger lift  
Sold subject to vacant possession.

Tenure - Freehold  
EPC - C  
Business Rates - Rateable Value: £74,500 | Rates Payable (2022/23): £38,144  
Planning - Use Class E |suitable for a wide range of uses.  
VAT - The property is elected for VAT and therefore VAT is payable on all prices.  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

VACANT COMMERCIAL | INVESTMENT

The property is now vacant but would suit owner occupier or investment.  
Joint agents Burston Cook have suggested an ERV of £17 - £18 psf = £86,000 - £91,000 pa

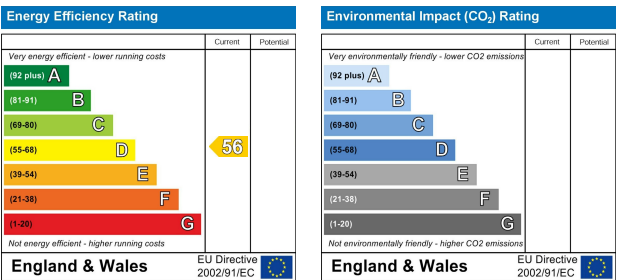
REDUCED PRICE | AUCTION

The property was previously listed with respected commercial agents for £950,000 and is now offered with a reduced guide price for auction.  
We understand the adjacent property ( 8 Brook Office Park ) is currently listed with commercial agents for £1.1m  
Interested parties to make their own investigations.

## Floor plan



## EPC Chart



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Clifton

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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.