

Office Investment For Sale

5 & 6 Eclipse Office Park

High Street | Staple Hill | Bristol | BS16 5EL



Investment opportunity for office space in Bristol

- Located on Staple Hill High Street, the prime retail and community hub of Staple Hill, situated within close proximity to the **M32**, and Bristol City Centre.
- Approximately **5,951 Sq Ft (552 Sq M)**
- Comprises terraced, **modern self-contained office building** arranged over three floors.
- 21 car parking spaces
- Fully let with a **WAULT of 1.51 years to expiry**.
- Currently producing £55,071.86 per annum, equating to a **low 9.25 per sq ft**.

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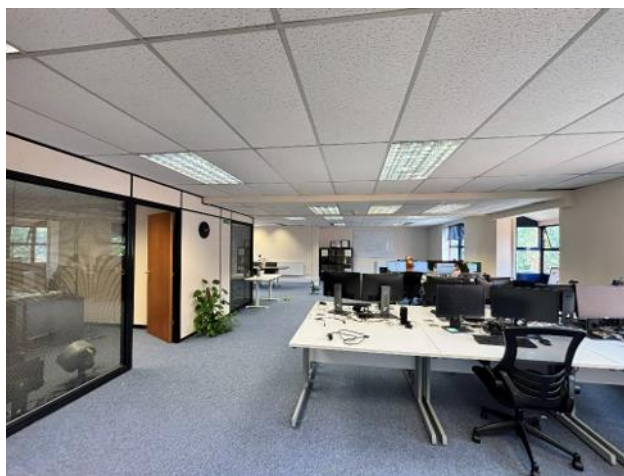
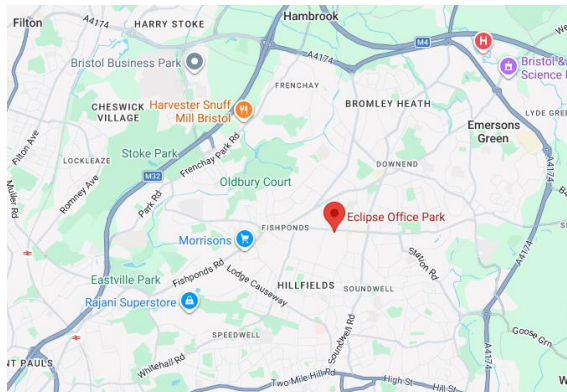
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LOCATION

Eclipse Office Park occupies a prominent position on Staple Hill High Street, the main commercial and social centre of Staple Hill. The area is well known for its strong independent shopping scene, bakeries and welcoming local character.

Eclipse Office Park lies approximately 5 miles north of Bristol City Centre, easily reached by bus and directly connected to the Bristol & Bath Railway Path making it a popular location with cyclists and walkers. Bristol is widely regarded as one of the UK's most vibrant regional cities, combining a strong commercial base with a distinctive cultural identity. Home to approximately 550,000 residents and supported by a wider travel-to-work catchment of around 1.6 million people, the city benefits from a highly skilled workforce and excellent road, rail and air links. These strengths continue to reinforce Bristol's appeal as a place to live, work, and invest.



DESCRIPTION

The property comprises a mid-1980s terrace purpose-built office building, arranged over three floors which benefits from good natural light. The building includes open-plan floor plates, providing flexible workspace layouts that can accommodate a range of occupier requirements, as well as double glazed windows and gas-fired central heating. Units 5 & 6 achieved a compliant EPC grade of C. The property also benefits from 21 car parking spaces, an attractive feature for both occupiers and visitors.

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CONNECTIVITY

Road

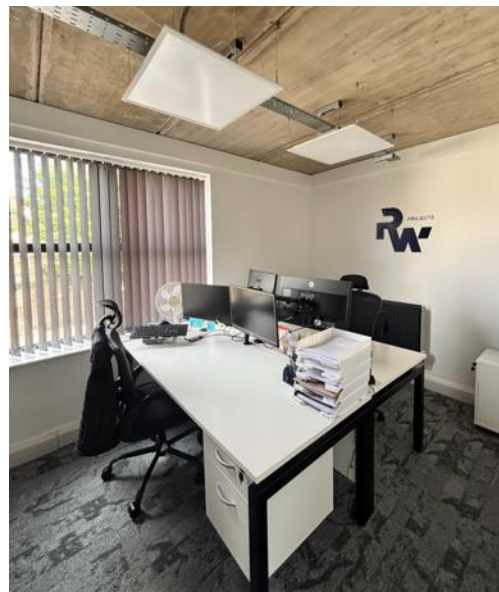
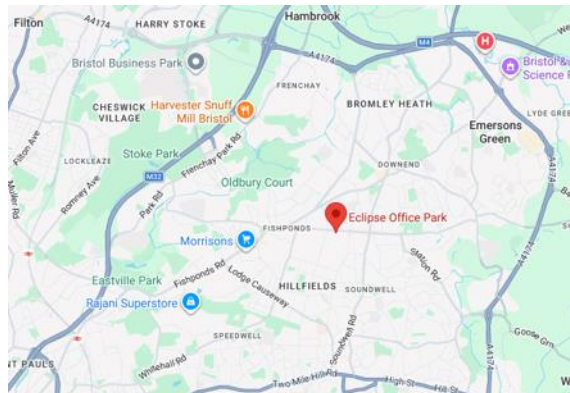
Eclipse Office Park benefits from strong road connectivity, positioned on Staple Hill High Street with local routes via Staple Hill Road and Fishponds Road into Bristol city centre. The M32 is within easy reach, providing a direct link to the M4 at Junction 19 and onward connections to the M5, South Wales, London and the wider regional motorway network.

Train

Bristol is served by two principal rail stations, Bristol Temple Meads and Bristol Parkway. Typical journey times from Bristol Temple Meads are approximately 1 hour 30 minutes to London Paddington, 50 minutes to Cardiff Central and 1 hour 25 minutes to Birmingham New Street.

Air

Bristol Airport lies approximately 8 miles south-west of the city centre and provides a comprehensive range of domestic and European flights.



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TENANCY

The property is multi-let to 5 tenants with a WAULT of 1.51 years to expiry, and currently producing £55,071.86 per annum, equating to a low £9.25 per sq ft.

Tenant / Unit	Area (sq ft)	Area (Sq M)	Lease Start	Lease End	Contracted Rent (£)	Rate (£/sq ft)
Milestones Trust Ground Floor 5 & 6	1,446	134	25/12/2016	24/12/2026	14,500	10.03
RW Projects-South West Limited First Floor Unit 5	1,160	108	15/04/2023	14/04/2028	7,400	6.38
Passion 4 Care Limited First Floor Unit 6	1,120	104	11/2025	11/2030	11,520	10.29
Team 4 Travel Ltd Second Floor Unit 5	1,062	98	25/03/2020	24/03/2027	10,651.86	10.03
Lee Baron Group Ltd Second Floor Unit 6	1,163	108	17/05/2022	18/05/2027	11,000	9.46
	5,951	552			55,071.86	9.25

QUOTING PRICE

Offers are invited in the region of **£550,000** (subject to Contract and Exclusive of VAT) for the freehold interest of both buildings, reflecting an **attractive Net Initial Yield of 9.55%** a **reversionary yield of 10.61%** and a **low capital value of £92 per sq ft**, after deduction of normal purchaser costs.

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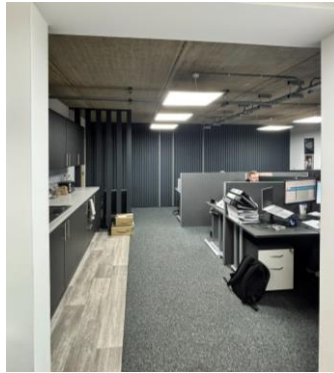
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PLANNING

The buildings were built under a B1 office planning consent. We encourage interested parties to make their own enquiries to South Gloucestershire Council.

EPC

EPC C (expires in November 2032).

Anti-money Laundering

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Hartnell Taylor Cook to carry out AML checks on all tenants, guarantors and the purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Hartnell Taylor Cook will require photo identification (passport or driving license) and proof of home address (e.g – recent utility bill) so the required checks can be undertaken.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

All viewings should be made through the joint agents of Hartnell Taylor Cook and Carter Jonas.

ENQUIRIES

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