Hartnell Taylor Cook

TO LET



5-6 Brook Office Park

Emersons Green, Bristol, BS16 7FL

5-6 Brook Office Park is a self-contained office located on the desirable Brook Office Park estate in Emersons Green

2,500 to 9,870 sq ft

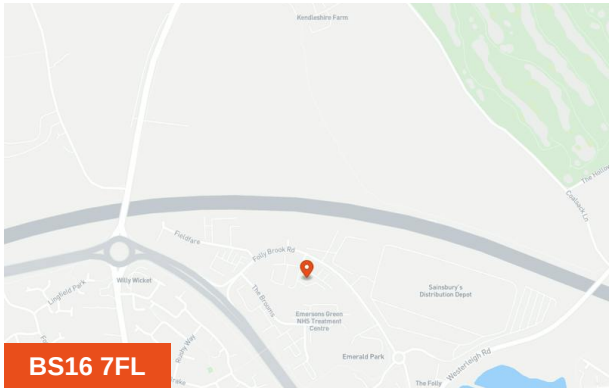
(232.26 to 916.95 sq m)

- Air conditioning and openable windows
- Fully raised access floor
- Suspended ceilings with low glare lighting
- 37 on-site car parking spaces
- Kitchen and breakout areas
- 8 person passenger lift
- Male, Female and disabled WC facilities plus shower
- EPC B

5-6 Brook Office Park, Emersons Green, Bristol, BS16 7FL

Summary

Available Size	2,500 to 9,870 sq ft
Rates Payable	£8.49 per sq ft
Rateable Value	£151,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (30)







Description

5-6 Brook Office Park comprises a modern detached office building arranged over two predominantly open-plan floors within the well-established Brook Office Park development in Emersons Green. The property offers well-presented office accommodation, benefiting from dedicated on-site parking and an attractive business park environment.

The building is available either by way of an assignment of the existing lease expiring 12th August 2033, a sub lease of part or via a new lease through separate negotiation with the landlord.

Location

5-6 Brook Office Park is situated within the established commercial area of Emersons Green, adjacent to the A4174 Avon Ring Road, which provides convenient access to the A4 at Keynsham and the M4 and M5 motorways.

The property is located approximately 2.5 miles east of Junction 1 of the M32, 4 miles east of Bristol Parkway railway station and 5.5 miles north of Bristol city centre.

A wide range of amenities are available nearby at Emersons Green Retail Park, including Sainsbury's, Lidl and Boots, while both Premier Inn and Travelodge hotels are within walking distance of the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,953	460.15	Available
1st	4,917	456.80	Available
Total	**9,870**	**916.95**	

Viewing & Further Information

Abbie Doherty-Short
07766 274 041
abbie.dohertyshort@htcre.co.uk

Rebecca Harries
07774 302 250
rebecca.harries@htcre.co.uk

Chris Grazier
0117 923 9234 | 07788 105 578
chris.grazier@htcre.co.uk

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211 and is regulated by the RICS. Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance. Generated on 04/11/2026

Energy performance certificate (EPC)

5-6 Brook Office Park Emersons Green BRISTOL BS16 7FL	Energy rating **B**	Valid until:	**14 August 2033**
		Certificate number:	**0148-4493-8756-7120-6542**

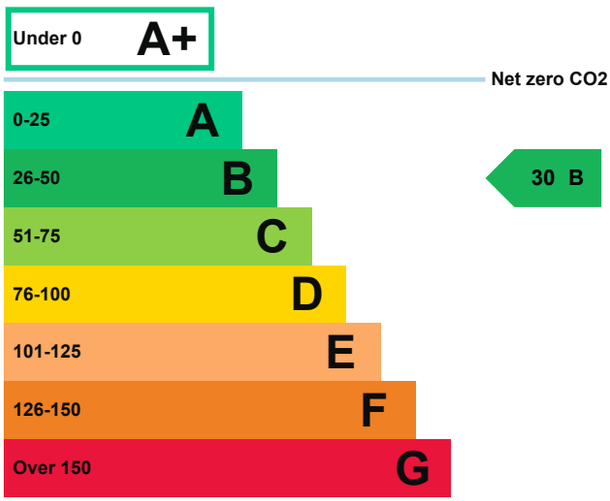
Property type	Offices and Workshop Businesses
Total floor area	1,050 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	10 A
If typical of the existing stock	41 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	10.23
Primary energy use (kWh/m2 per year)	96

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/7647-1276-2744-2268-0734).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Terry Russell
Telephone	07800 581240
Email	terry@estatesurveys.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/001322
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Estate Surveys Ltd
Employer address	Knapp Farm Crossways Lane Thornbury Bristol BS35 3UE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 August 2023
Date of certificate	15 August 2023