



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

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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.

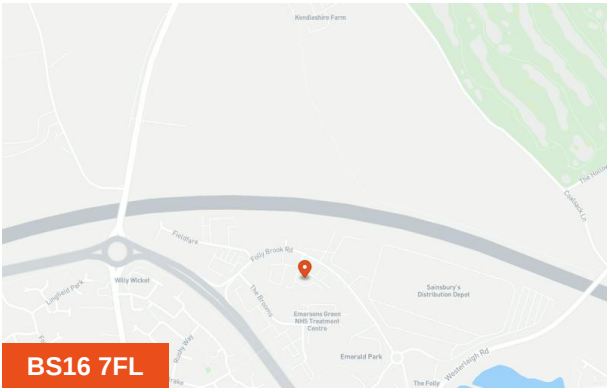
The property is located approximately 2.5 miles east of Junction 1 of the M32, 4 miles east of Bristol Parkway railway station and 5.5 miles north of Bristol city centre.

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

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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.

Under 0

A+

Net zero CO₂

0-25

A

26-50

B

30 **B**

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

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
